

Chattahoochee Cove Parking Notification

TO: Chattahoochee Cove Homeowners (dated for distribution 09_27_2019)

Residents of Chattahoochee Cove continue to experience curbside parking issues at selected areas of the property. It has been an on-going issue since the initial development of the property. As many are aware, there is limited parking beyond that which each parking pad can accommodate. The original developer received a variance from the city to build streets which were narrow with the commitment to prevent curbside parking. This condition (preventing any curbside parking period) has been codified in the HOA Covenants (Article 10, Sec. 4, subsection (c)) developed by the Builder on record with Gwinnett Co. It is known that curbside parking clog streets, hinders vision of emergency vehicles, school buses and generally presents an unsafe environment for pedestrians and commuters within the community.

The city of Duluth (Spring 2019 issue of Duluth Life magazine) provided a review of city-wide adopted codes which address residential curbside parking and are highlighted below. The HOA Board has always tried to balance the needs of the community with the accommodation of occasional short-term guest parking while trying to adhere to the spirit of the Duluth city parking ordinances. **That which cannot be accepted going forward is to allow the continuation of residential long-term parking which is particularly hazardous at these critical areas: adjacent to intersections, fire hydrants and designated school bus stop.** Further, mail delivery is impeded as well as negative impacts to property aesthetics and property values.

City residential parking ordinances are supported and will be enforced by the Home Owners Association include the following (excerpted from Chapter 8 of Duluth Municipal Code parking regulations/ordinances):

1. Parking strictly prohibited within 20 feet of intersection or crosswalk. (For Chattahoochee Cove residents, that is defined as area at Spring Cove & Valley Cove and Spring Cove & Summit Cove intersections).
2. Parking strictly prohibited within 15 feet of a fire hydrant or anyplace where the vehicle would block the use of a driveway. (residents have been very vocal regarding the fear of backing from the parking pad into the roadway and striking a car parked directly across the street)
3. Parking strictly prohibited where the roadway is reduced to less than 18 feet (particularly when two vehicles park directly across from each other further reducing roadway passage – impacting school bus and utility vehicles).

Look for additional signage to be strategically placed on the property which highlights the adherence to the Duluth residential parking ordinances and regulations noted above. It is strongly recommended to utilize off property locations for long-term parking alternatives such as Rogers Bridge Shoppes surface parking directly across the street. Secondly request a neighbor's approval to utilize potential vacant parking pad space nearby.

Please consider this notification a first warning to the community. A second warning will be addressed to the violators' directly through communication from the Management Company (Sharpers) or the Duluth Police Department. *If a third notification is required, expect the vehicle to be towed from the property.* It is hoped a third notification is not required. Any instances of overnight curbside parking requires a written request and approval from the Board of Directors per covenant citation referenced above.

Thank you for your attention to the residential parking curbside problem brought forth by weary residents and highlighted by the HOA Board of Directors for enforcement.

Sincerely,

Chattahoochee Cove HOA Board of Directors