



October 28th, 2020

Dear White Pine Owner:

Over the past several years the Board of Directors has entertained several options related to operating procedures for parking. Our existing protocol of having parking passes issued and asking all owners to adhere to one car per unit has proven very challenging.

After researching other projects in the industry and at Schweitzer, the Board determined that the best approach to parking at the lodge is to assign a space per unit. The lodge has 54 spaces for parking, including 4 handicap spaces. Within the available spaces to park, there are four spaces identified as less desirable (concrete pillars and smaller spaces affecting the space). However, the lodge still has enough parking stalls to accommodate all units with similar spaces.

Therefore, at a Board meeting in July of this year, the Board decided to assign parking spaces per unit. The process for space selection was as follows:

1. All unit numbers put into a basket and pulled out randomly and assigned accordingly. This exercise was performed by James Hutchens, CPA. Unit numbers were randomly picked to along with space numbers, this removed any debate or challenge on what unit received what space. The attached maps summarize the assigned parking stalls for each unit.
2. Stalls will be labeled with unit numbers on each stall (against the concrete wall in a reflective paint).

3. This policy will be effective December 1<sup>st</sup>, 2020. There shall be no monetary exchange for swapping out spaces with other owners: if there is an exchange, it shall be mutually acceptable and communicated to the HOA Manager.

If a vehicle is parked in your parking stall, owner and management can easily identify the vehicle and process warnings and or fines accordingly. The fines for parking in another owner's stall are as follows:

- A. First time is a warning
- B. Second time is a \$250 fine
- C. Third time is a \$500 fine
- D. Fourth time is a \$1,000 fine

This policy will help owners identify and help monitor immediate infractions where someone is parked in their parking stall. Self-policing, and photographic evidence will certainly help us all understand and address parking violations.

Please feel free to contact Tom Curtiss at Panhandle Management if you have concerns or questions. Tom's office number is 208-255-1645

Warmest regards,

The White Pine Board of Directors