

# Memorandum

Date: June 28, 2021

To: **Residents of Wynterfield II**

From: Wynterfield II HOA Executive Board

RE: Clarifications and Addendum to **Item #16 Parking**  
*Wynterfield Phase II Townhome Association Rules and Regulations*

The Executive Board of Wynterfield II HOA is issuing this guidance as a clarification to **Item #16 Parking** in *Wynterfield Phase II Townhome Association Rules and Regulations* (<http://bit.ly/wyn2regs>). **Enforcement of all Rules and Regulations referenced herein will commence Sunday August 1, 2021, at which point vehicles found in violation will be subject to towing without warning.**

Residents are advised to read all Rules and Regulations carefully, and to ensure that they are in compliance prior to August 1, 2021. If you have questions about compliance, contact Pindell-Wilson Property Management ([paul@pwraleigh.com](mailto:paul@pwraleigh.com)) immediately.

**Landlords:** It is your responsibility to ensure that your tenants have received and fully understand *Wynterfield Phase II Townhome Association Rules and Regulations*.

## Intent

- To preserve equal access by all residents to community space
- To ensure pedestrian safety
- To maintain access for emergency vehicles
- To minimize damage to grounds and vehicles
- To maximize property value

## Clarifications

The LEFT column in the table (below) details **Item #16 Parking** in *Wynterfield Phase II Townhome Association Rules and Regulations*. The RIGHT column provides clarification and details.

16. Parking (from Rules and Regulations)	Clarification
<b>A.</b> Homeowners & Tenants must park their vehicles in the parking spaces associated with their place of residence.	Each Wynterfield 2 property is allocated parking for two (2) passenger vehicles. <ul style="list-style-type: none"><li>• Available parking for more than two (2) vehicles is NOT guaranteed.</li><li>• For garageless units: Two (2) assigned perpendicular parking spaces at curb.</li><li>• For garage units: One (1) parking space inside garage, and one (1) parking space in driveway.*</li></ul> (* ) For garage units with a long driveway, the resident may park two vehicles end-to-end in the driveway, providing all other regulations are met.
<b>B.</b> Homeowners & Tenants may not park in guest spots at any time. Parking in Wynterfield 2 is limited and all guest spaces should be reserved for temporary visitors for no more than 7 consecutive days.	<ul style="list-style-type: none"><li>• No vehicle may be parked in another resident's assigned space or driveway without their documented approval</li><li>• Residents with guests staying longer than seven (7) consecutive days must provide Pindell-Wilson with a copy of guest's vehicle registration and duration of stay.</li></ul>

16. Parking (from Rules and Regulations)	Clarification
<p><b>C.</b> Parking on the grass, sidewalks, or in medians, is not permitted.</p>	<ul style="list-style-type: none"> <li>• No part of tire off the pavement</li> <li>• No part of tire on sidewalk</li> <li>• No parking outside single driveway lane (See <i>Example 3</i>)</li> <li>• “Driveway” is defined as the single lane of concrete, approx. 9-ft wide, between the garage door to the street. The area of concrete between two driveways is part of the sidewalk.</li> </ul>
<p><b>D.</b> All streets in Wynterfield 2 are private and the authority to monitor and enforce the community rules regarding parking lies with the homeowners’ association.</p>	<ul style="list-style-type: none"> <li>• No obstruction of crosswalks</li> <li>• No obstruction of handicap ramps or fire hydrants</li> <li>• 10-minute parking spaces (including handicap spaces) at cluster mailboxes are to be used by residents while retrieving their mail.</li> </ul>
<p><b>E.</b> Vehicles parked in the street may impede the flow of traffic and limits access for emergency vehicles.</p>	<ul style="list-style-type: none"> <li>• No partial driveway parking that obstructs thoroughfare (See <i>Example 1</i>)</li> <li>• No on-street parking that obstructs driveway (See <i>Example 2</i>)</li> <li>• Except for private parking spaces assigned to garageless units, vehicles parked on-street must be positioned parallel to curb</li> <li>• No irregular parking (See <i>Example 3</i>)</li> </ul>
<p><b>F.</b> Guests may park temporarily in designated guest spots and along portions of the public roads - Contravest Parkway and Courtney Creek Blvd.</p>	<ul style="list-style-type: none"> <li>• Neither Wynterfield II HOA, Pindell-Wilson, or assigns are responsible for loss or damage to parked vehicles.</li> </ul>
<p><b>G.</b> Recreation vehicles, commercial vehicles, all towed vehicles, trailers, or equipment, vehicles with more than two axles or any vehicle/truck of more than eighteen (18) feet in length are not allowed within Wynterfield II. This includes all campers, boats and utility trailers.</p>	<ul style="list-style-type: none"> <li>• No vehicles with more than four (4) tires</li> <li>• No vehicles with visible ladders, ladder rack, and other tools</li> <li>• Open-bed trucks may not be used for storage (i.e. trash, recycling, building materials, household items, etc.)</li> </ul>
<p><b>H.</b> All vehicles parked on the Wynterfield II property must be in operating condition both legally and mechanically, including: current license plates and registration, no flat tires, broken windows, severe accident damage, etc.</p>	<ul style="list-style-type: none"> <li>• Owners must provide evidence of road-worthiness of vehicles left parked for more than 90-days.</li> </ul>
<p><b>I.</b> Vehicles parked in an area labeled "NO PARKING" by sign, by YELLOW MARKED CURBS, or otherwise parked illegally, will be towed without notice or warning at the owner’s expense by: Chandler’s Towing, 1314 E. Club Blvd., Durham NC 27704 919-220-5234 or 919-596-4547</p>	<ul style="list-style-type: none"> <li>• Residents may report parking violations via email to <a href="mailto:paul@pwraleigh.com">paul@pwraleigh.com</a> (include photo with details), or call Chandler’s Towing at 919-596-4547 for immediate service.</li> </ul>

## Examples of Parking Violations

Example 1:

**No parking that obstructs thoroughfare**



Example 2:

**No parking that obstructs driveway; no irregular parking**



Example 3: **No parking outside single driveway lane**



## Addendum to Item #16 Parking: 10-Minute Parking at Cluster Mail Boxes

The Board finds that the community's signage associated with parking spaces at clustered mail boxes (aka "Cluster Box Unit" or "CBU") is not consistent with [City of Durham's municipal codes governing the availability of vehicle parking at CBUs](#). These temporary parking accommodations enable residents to park briefly and to retrieve their mail safely. To bring them into compliance with the local ordinance, we have agreed to repaint the CBU parking spaces at Holly Grove Way and Courtney Creek Blvd.

The following parking spaces (currently marked as "guest parking") will be reserved for 10-minute parking by residents to retrieve their mail at Wynterfield II cluster box locations:

### **Clustered Mail Boxes at 3019 Courtney Creek Blvd**

Handicap space + two (2) additional parking spaces

### **Clustered Mail Boxes at 1660 Holly Grove Way**

Handicap space + three (3) additional parking spaces