



Jantzen Beach Moorage, Inc.

Parking Policy and Standard Operating Procedure (SOP)

1.) General Principles

Parking is limited and available on a first-come, first-served basis.

All residents, renters/tenants, guests must comply with JBMI Bylaws, CC&Rs, Rules and Regulations, Resolutions and Policies.

Parking privileges are only granted after successful screening/registration through Tenant Alert and AppFolio.

2.) Permit Types and Regulations

Standard Vehicle Permits

- Issued to certificate holders and renters/tenants (after screening).
- Each slip may receive:
 - Two (2) windshield stickers (non-transferrable; linked to slip and specific vehicles).
 - Two (2) guest hang-tags (for guests' rearview mirrors).
- Stickers should be placed in the lower left windshield corner.
- All vehicles must display valid parking identification (sticker, hang-tag, or temporary permit).

Guest/Visitor Parking

- Each household may receive up to 2 guest tags.

- All guest vehicles must display a guest tag at all times while parked on JBMI premises.
- Guest tags are valid for up to three (3) weeks.
- Guests staying for longer than three (3) weeks require Tenant Alert screening and approval.
- For visitors staying longer than three (3) days, homeowners must notify the office and provide guest vehicle information.
- Vehicles without valid display are subject to towing.

Provisional Permits (3rd and 4th vehicles)

- Available only if space allows.
- Fee: \$20.00 per month, per permit.
- Valid only in less congested areas (e.g., between West Gate and Ramp 2).
- Subject to recall with 30 days notice. 4th vehicles permits will be recalled before 3rd vehicles permits.
- May be subject to lottery or congestion pricing if demand exceeds availability.
- Visually distinct from standard windshield stickers.

Temporary Parking Permits

- Available for up to three (3) weeks.
- Must be placed visibly on the dashboard.
- Intended for short-term guest use or temporary vehicles.
- Vehicles exceeding the allowable term are subject to towing.

Special Temporary Permits

- Required for: Boats, boat/jet ski trailers, motorhomes, travel trailers, construction/utility trailers and commercial vehicles.
- Must be approved by the moorage office.
- Valid for up to four (4) days, 96 hours.
- Limited to four (4) uses per slip, per year.

***If you need storage for any of the above-mentioned trailers or motorhomes, Columbia Crossing offers various storage options. Their storage facility is located at the west end of the JBMI Moorage. 503.283-2444**

Parking Lot Use and Vehicle Types

Allowed Vehicles (Without Special Permit)

- Passenger cars, pickup trucks, SUVs, vans, van campers (under 22 feet in length).
- 3-wheelers and motorcycles (in designated areas).

Prohibited Uses

- Vehicles over 22 feet in length.
- Parking for equipment, goods, or storage.
- RV slide-outs must remain closed.
- Overnight sleeping or camping in vehicles is prohibited.
- Commercial vehicles may only park temporarily for loading/unloading, not overnight.
- Plugging into carport power is prohibited unless specifically authorized for EV charging by the JBMI Office.
- EV charging is only permitted in designated spaces with an active agreement and monthly electrical fee.

3.) EV Charging Space

JBMI is actively researching EV charging solutions.

Currently, limited spaces are available with prior office approval and a standard electrical usage fee.

Unauthorized use of JBMI power will result in fines charged to the carport leaseholder.

4.) Parking Lot Behavior and Expectations

Vehicles must not obstruct driveways, fences, sidewalks or emergency access.

Vehicles must not take up more than one space or protrude into driveways.
Vehicles must not remain parked longer than 30 days without movement.

Compact cars should use smaller spaces whenever possible.

All vehicles must be currently registered, operable and free of leaks, flat tires or visible damage.

5.) Monitoring and Enforcement

Parking areas will be monitored by JBMI staff, cameras, Board members or volunteers in good standing.

Monthly compliance checks will be performed.

Violations of parking rules will result in:

- 1.) Initial Warning: Notice on vehicle and email on record.
- 2.) Fine: If violation is not corrected within 7 days, a fine will be issued.
- 3.) Towing: If the violation remains unresolved, towing will occur 72 hours after notice of intent (per city code 16.30.225).

Owner /responsible party bears all towing/recovery costs.

Residents are responsible for ensuring their guests comply with all of the rules and regulations.

6.) Administrative

Updates/changes to policies will be posted on the JBMI website and communicated directly to residents (via email and/or newsletter).

Disputes are handled through the JBMI Enforcement Resolution Process.

During emergencies or construction, moorage staff may assist in finding alternative parking.