

# RANCHO DEL ORO TRACT 3.4 and VILLAGES 7.2 & 7.3

## PARKING AND TOWING POLICY

Most Recent Amendment Effective Date: November 1, 2017

### I. Background.

There is limited outside parking available in Rancho Del Oro Tract 3.4 and Villages 7.2 & 7.3, and the recorded CC&Rs for each respective community require residents to park their vehicles inside their garages at all times except for temporary loading and unloading. The Board of Directors of the Rancho Del Oro Master Association (RDO) has approved this Parking and Towing Policy, and wants each Tract 3.4 and Villages 7.2 & 7.3 resident to be aware that parking restrictions will be fairly applied by the Rancho Del Oro Master Association, for the benefit of all Tract 3.4 residents and all Villages 7.2 & 7.3 residents.

*Please read this entire Policy*, because it permits the Association to tow away improperly-parked vehicles (including those of guests) under some circumstances. And any vehicle towing or storage costs will be the sole responsibility of the vehicle's owner.

If you have any questions about this Policy, please contact your Community Manager at (760) 310-0012.

### II. Vehicle Registration with Association.

It is very important that you register with the Association *every vehicle* which you intend to park within the boundaries of RDO Tract 3.4 and Villages 7.2 & 7.3 and that you require all of your guests to display the proper "Visitor" placard in each of their vehicles. You must register your vehicles via Community Management at (760) 310-0012, which will also issue one (1) "Visitor" placard for each Unit. Lost or stolen placards may be replaced for a fee, by contacting the Community Manager.

**The Master Board of Directors has approved issuance of resident and visitor permits. Should residents wish to apply for a resident permit for a vehicle exceeding the space available in the garage or driveway, they will need to submit proof of registration, insurance, and license for each vehicle and driver, as well as proof of residency. Residents must comply with the resolution that 1 vehicle be parked in a 2-car garage, and 2 in a 3-car garage. Owners must be in good standing to obtain a resident permit, and the permit may be used on only one (1) vehicle; the permit is not transferrable. All vehicles must be registered and insured to park on the grounds.**

### III. Parking Restrictions.

A. In General. As a reminder, the Tract 3.4 CC&Rs and the Villages 7.2 and 7.3 CC&RS (to which each Unit Owner in each respective community agreed upon purchasing a home therein) require *that 1 vehicle can be parked in a 2 car garage and 2 in a 3 car garage*. Also, a garage may *not* be used *for other* than parking purposes if doing so would prevent a resident's vehicle from being parked inside so as to conform to the aforementioned requirement.

B. Exceptions. There are *only three (3) exceptions* to these restrictions:

1. Temporary Guest Parking. Guests may park temporarily in the exterior parking spaces. Under this Policy, a guest's vehicle may be parked outside during all or any part of no more than *three (3) consecutive days* and only when there is an Association-issued "Visitor" placard hanging on the *interior rear-view mirror* or in the *front dash, with the permit number clearly displayed through the windshield*. **This three (3) consecutive day limit may be extended only if the Unit Owner, before the end of the three-day period, contacts Community Management, and submits a written request and obtains permission for a particular guest's car (identified by license plate, make and model) to be parked outside during a specified number of additional days. No more than two (2) extensions will be issued in any calendar month unless extraordinary circumstances require an additional extension.** One (1) "Visitor" placard is automatically issued to each Unit which has registered its vehicles with Community Management at (858) 314-8900. The maximum number of allowable uses for the "Visitor" permit will be nine (9) uses in a calendar month. Any request for an extension beyond the nine (9) total days requires the Unit Owner submit a request, in writing, for review by the Master Board of Directors, to grant an exemption.

2. Large Passenger Vehicles. Permitted vehicles which will not fit into a properly-maintained garage may be parked on the resident's driveway for any purpose, but only if the vehicle does not extend beyond the inside edge of the sidewalk.

3. Loading and Unloading. Vehicles which may not park in the community (including delivery trucks and motor homes) may be left on the street (but not in any designated "no parking" zone) only for delivery, loading and unloading, or emergency repair purposes, and for no longer than *twelve (12) hours* during any twenty-four (24) hour period.

C. Garage Use. Garages may not be used for storage or any non-parking purpose if doing so prevents a resident from parking in the garage the number of vehicles as noted in Section III(A). Garage doors are to remain closed except when vehicles are entering or exiting, or when the resident is engaged in a permitted activity which requires the garage door to be open.

#### IV. **Application of Policy; Towing.**

A. In General. As used in this Policy, a vehicle is "registered" to a Unit Owner if the vehicle is owned by that Unit Owner or has an Association "Visitor" placard properly displayed on the vehicle's interior rear-view mirror, or in the front dash of the vehicle, with the permit number clearly displayed through the windshield. For a Unit which is not Owner-occupied, the term "Unit Owner" means the resident(s) of the Unit. The Association expects to apply this Policy in the following manner:

B. Registered Vehicles. With respect to *all vehicles registered to a Unit Owner* by the Association via Community Manager:

1. Warnings. Except as provided under Section IV-D below, for the first and second parking violations during any twelve (12) month period, the vehicle will be ticketed and a violation notice will be mailed to the Unit Owner who is the Owner on title of the Unit. The Unit Owner will have twenty-four (24) hours after the vehicle is ticketed to bring the vehicle into compliance with the Association's parking restrictions.

2. Towing. For the next parking violation by *any vehicle registered to the same Unit Owner* (i.e., owned by that Unit Owner or by any "Resident" or "Visitor" of that Unit Owner) within the same twelve (12) month period, the vehicle may be immediately removed from the community by a commercial towing company *without being ticketed* and without any other warning, in compliance with the California Vehicle Code and at the sole expense of the vehicle's owner. A vehicle also may be towed without further warning if a violation is not corrected within twenty-four (24) hours after the vehicle is ticketed. **Other than at the direction of law enforcement, towing from the Common Areas will only be allowed at the direction of the Master Association Board or its authorized agent. The tow company will not be authorized to perform any towing without the direct authorization of the Board or its agent(s) from the Common Area. All towing will be conducted pursuant to the requirements of Vehicle Code §22658.**

C. Non-Registered Vehicles. Any vehicle located in the community which is *not* registered to a Unit Owner (i.e., the Unit Owner has not registered it with Community Manager *and* does not have a properly-displayed "Visitor" placard) will be ticketed. The vehicle owner will have forty-eight (48) hours after being ticketed to remove the vehicle from the community or to properly register it. If the same vehicle is found in the community unregistered anytime during the next twelve (12) months, the vehicle may be immediately removed from the community by a commercial towing company *without being ticketed* and without any other warning, in compliance with the California Vehicle Code and at the vehicle owner's sole expense.

D. Interference with Safety or Access. The Association may immediately tow any vehicle, whether or not it is registered, which is parked (i) in a marked fire lane, (ii) within fifteen (15) feet of a fire hydrant, (iii) in a space designated for handicapped parking, (iv) in a manner which interferes with access to or from the community or any other Unit Owner's Garage, or (v) on any street during street sweeping hours – 8:00am to 12:00pm (noon) on the fourth (4<sup>th</sup>) Thursday of every month. Any such vehicle may be immediately removed from the community by a commercial towing company in compliance with the California Vehicle Code Section 22658 or any superseding successor statute, at the vehicle owner's sole expense and *without ticketing or other advance notice*.

## V. Association Authority.

The Association is authorized by law to issue this Policy, and to cause vehicles to be removed from the community when parked in violation of the CC&Rs or this Policy. In each instance, the action must be taken by an authorized Association representative; and when action is taken in compliance with the Vehicle Code, the vehicle owner will be solely responsible for all related costs.

This Policy does not affect the rights of a Unit Owner *acting on his/her own behalf* to remove a vehicle which is parked so as to interfere with that Owner's legal rights. But no individual Unit Owner is permitted to act unilaterally for the Association to enforce this Policy.

The Association appreciates your cooperation in avoiding the inconvenience and irritation to other neighbors which may be caused by parking which violates the CC&Rs and this Policy.

If you have any questions, please contact Community Management at (760) 310-0012.