
Casa De Oaks Homeowners Association

Parking Rules: Adopted Nov. 28, 2017

Foreword

The following parking rules are hereby established pursuant to the Board's rulemaking power set forth in Article V, Section 5.7A and Article VIII, Section 8.14.D of the Casa De Oaks Homeowners Association's Amended and Restated Declaration of Covenants, Conditions and Restrictions ("CC&Rs"), and either restate or supplement Casa De Oaks Homeowners Association Rules and Regulations (revised September 2013). These parking rules are not intended to replace the existing CC&Rs. Any provision in these parking rules that may otherwise be inconsistent with the CC&Rs is unenforceable, as the CC&Rs are controlling. Casa De Oaks Homeowners Association (henceforth "the HOA") may utilize a designated professional patrol company to aid in enforcing these rules. These rules have been designed to provide control of the parking and address various issues facing our community. They are in compliance with California Vehicle Code §22658. Please review thoroughly to avoid any violations which may result in a ticket, towing of your vehicle at your expense, and/or a fine by the HOA (following notice and hearing).

Parking Terminology

All terms not otherwise defined in these parking rules shall have the meaning ascribed to them in the CC&Rs and other HOA governing documents.

Vehicle Identification

The HOA requires that each vehicle parked within the community be identified by and assigned to a resident on the Owner Information Form (and any tenant supplemental information as applicable) which is to be submitted to the management company upon move-in, annually or whenever there are changes to the information. Any new resident to the community should plan in advance to have their vehicles identified prior to parking on the property.

General Parking Rules for All Residents and Guests

1. Parking is permitted in designated parking spaces only.
2. ASSIGNED parking spaces are for the exclusive use of the owner, their guests and tenants.
3. GUEST parking spaces are for visitors only, except by permit, and are available on a first-come, first-served basis.
4. No recreational vehicles, vacation, hauling or boat trailers, or camper units shall be parked in any parking space or in any driveway within the project (CC&R's 8.14.B)
5. All parked vehicles must be registered, licensed, insured, and operable.
6. Vehicles parked in ASSIGNED parking spaces and carports should be in operating condition. Any vehicle that appears to be inoperable for over 30 days, may, at the discretion of the Board be subject to enforcement.
7. Automobile overhaul or maintenance work is prohibited anywhere in the development.
8. No vehicle belonging to an owner or guest shall be parked in such a manner as to interfere with access to any garage, driveway, parking space, building entrance or trash receptacle enclosure.

9. Residents are responsible for informing their guests, invitees, and/or otherwise of parking rules and regulations and their guests, invitees, and/or otherwise shall abide by the HOA's parking rules and regulations.
10. An illegally parked vehicle may be removed immediately, being towed at the vehicle owner's expense. Examples include parking within 15 feet of a fire hydrant, in a fire lane, or in a manner that interferes with an entrance or to an exit from private property.

Rules for Overnight Parking (11pm – 6am)

11. No vehicle shall be parked in any GUEST space for a continuous period exceeding seventy-two (72) hours. Violators will be towed at the vehicle owner's expense. (CC&R's. 8.14 A, E).
12. Any vehicle parked in GUEST parking spaces must have a management-issued permit in the form of a sticker, or placard (hang-tag) that is legible, and clearly visible.
13. Permits may be issued only with an up-to-date Owner Information Form, along with a signed agreement of having read the Parking Rules and release of indemnity.
14. A maximum of one (1) **Guest Placard** (hang-tag) may be issued to each residence by the management company.
15. **Temporary Placards** (hang-tags) may be issued through the management company for guests staying longer than three (3) days. These placards are valid for up to thirty (30) days after receipt of a written request for duration and reason. Temporary Placards allow a vehicle to be parked in any GUEST space in excess of seventy-two (72) hours, and up to the issued duration. Requests for more than one (1) permit or a repeat request within sixty (60) days must be approved by the Board, or the Board's designee. The Board will review all Temporary Placard requests periodically and may block further issuances by unit for up to twelve (12) months.
16. No permits are required for an owner, their guests and/or tenant parking in ASSIGNED parking spaces assigned to that owner, guest and/or tenant; however, vehicles parked in ASSIGNED parking spaces (not assigned to it) may be towed at the request of the homeowner/tenant and the approval of the authorized HOA representative, if that vehicle is not listed on the Owner Information Form pertaining to that ASSIGNED parking location.

Additional Information

Emergency or late notification of a special overnight parking situation should be reported to the designated patrol company. Current contact information will be provided.

Parking permits (stickers or placards) are the property of the HOA.

Parking permits are serialized and associated with the unit to which it was issued. The Board maintains a list of valid permits with the aid of the management company. Permits not on this list are invalid. This list is used to check validity of permits in parked vehicles.

Report a lost or stolen parking permit promptly by contacting the management company.

Damaged or illegible permits are invalid. Promptly contact the management company for replacement.

Replacement permits invalidate any existing permits of the same type previously issued to that unit.

Parking permits may be revoked.

Violations & Fines

A designated professional patrol company may aid the HOA in enforcing these rules by monitoring the development and issuing violations to these rules as necessary. The owner may also be subject to fines and other enforcement according to the Casa De Oaks Rules and Regulations.