

**PARKING RULES:** Fifth DRAFT: Attorney October 9, 2023

These Parking Rules are derived from the CC&Rs, prior Parking Rules and La Paloma Policy Resolution: Parking, dated March 16, 2021. These Rules apply to all Residents, Occupants, Guests and Service Personnel in Las Palomitas. Approved and recorded at the December 2023 Board Meeting.

Generally, all Owner vehicles in Las Palomitas must be parked within an enclosed garage except as otherwise stated in the below Rules. There is limited Guest Parking in the Common Area subject to the below Rules.

**A. DEFINITIONS:**

**Owner** - Anyone with legal title to a Lot in Las Palomitas

**Occupant** - Anyone other than an Owner in rightful possession of a Lot, whether as a guest, tenant or otherwise.

**Resident** - Anyone who is either an Owner or Occupant.

**Guest** - Anyone in Las Palomitas at the invitation of a Resident.

**Guest Parking** - The 34 designated guest parking spaces throughout Las Palomitas

**Pool Parking** - the 4 spaces by the pool/mailboxes

**Service Personnel** - Anyone hired by a Resident to work in a home or yard.

**B. RESIDENTS**

1. Residents' vehicles must be parked within an enclosed garage.
2. There shall be no parking by Residents on any driveway or in Guest Parking. An exception is made for short, occasional daytime use of a driveway or a Guest Parking area (e.g. garage improvements, maintenance, cleaning, moving, etc.).
3. It is the sole responsibility of an Owner to inform their Occupants of these Parking Rules. Owners are responsible for the actions of their Occupants and Guests, and any necessary Parking Enforcement will be against the Owner.

**C. GUESTS**

4. All vehicles belonging to a Guest must be parked in Guest Parking or in a garage.
5. If the Guest remains in Las Palomitas for more than one overnight, the Resident must obtain a Guest parking permit from the property manager and provide a description of the vehicle, license plate number and length of visit. The Resident can obtain a permit by emailing or calling the property manager.
  - a) A short term permit shall be for the time the Guest is visiting but no longer than two weeks.

- b) A long term permit shall be for the time the Guest is visiting if longer than two weeks. A long-term permit must be approved by a member of the Board.
- 6. A Guest parking permit must be displayed and visible in the driver's side front window at all times.

**D. SERVICE PERSONNEL**

- 7. Service Personnel vehicles must park in Guest Parking. If, due to the nature of the work being done the vehicle needs to be closer to the residence, a Service Personnel's vehicle may temporarily park on a Resident's driveway or on the street. If a Service Personnel vehicle must park on a street due to size (too large to fit on a driveway) it must be to the side so ample room is available for passenger vehicles, emergency vehicles and delivery vehicles to easily pass. Also, if parked on the street, the vehicle cannot obstruct any nearby driveways.
- 8. Service Personnel's vehicles are not to remain in Las Palomitas overnight.

**E. GENERAL**

- 9. If a Resident is hosting an event and there are no Guest Parking spaces available within reasonable walking distance, Guest vehicles may park in the driveway or on the street. This does not include overnight parking.
- 10. Parking shall be on only one side of a street at any given time.
- 11. No parking is allowed in posted fire lanes at any time.
- 12. No overnight parking is allowed in the Pool Parking. These are only for temporary use by Residents and Guests using the pool, spa or mailboxes.
- 13. Inoperable or unlicensed vehicles must be parked or stored in an enclosed garage. Such vehicles cannot at any time be parked in Guest Parking, on a driveway, or on a street.
- 14. Any motor vehicle repair activity must take place inside an enclosed garage, not on a driveway, on the street, or in Guest Parking.
- 15. Recreational vehicles, motor homes, campers, trailers of any kind, boats and/or commercial trucks are not permitted overnight in Guest Parking. If they remain overnight they must be parked totally within a garage.
- 16. Garage doors are to remain closed at all times except for ingress and egress.
- 17. If Residents occasionally and temporarily need a variance for any of these Parking Rules they must contact the property manager in advance, who will obtain permission from a member of the Board.
- 18. If a disabled Resident requires variance from these Rules as an accommodation, please notify the property manager with the request and details of the accommodation needed.

## **PARKING ENFORCEMENT AND PARKING MONETARY PENALTY SCHEDULE:**

If a vehicle is owned or used by a Resident and is wrongfully parked on the driveway, on the street, or in a Guest Parking area, the following enforcement procedures apply:

- 1) The Owner of the pertinent Lot will be sent an email as a Friendly Reminder of the Parking Rules with a request to immediately remove the vehicle to the garage or to a location outside of Las Palomitas. A Notification Ticket may also be posted on the windshield of the vehicle.
- 2) If the vehicle is not removed or remains in violation of the Parking Rules, the Owner will be sent a Notice of Violation. If the vehicle is parked on the street or in a Guest Parking area, the vehicle will be tagged with a 24-hour towing notice. If the vehicle remains in Las Palomitas (other than in an enclosed garage) after 24 hours, the car will be towed. If the vehicle is wrongfully parked on a driveway, a monetary penalty of \$100.00 will be imposed and the Owner may ask for a hearing with the Board to show reasons why a monetary penalty should not be imposed. An additional monetary penalty of \$100.00 will be imposed for each day the vehicle remains wrongfully parked on the driveway.
- 3) If the same vehicle is in violation of the Parking Rules and is parked on the street or in a Guest Parking area a third or subsequent time, the vehicle will be towed immediately and a monetary penalty of \$100 will be imposed on the Owner, who may ask for a hearing with the Board. This monetary penalty also will be imposed on the Owner if the vehicle is again wrongfully parked on a driveway.
- 4) If a vehicle is not registered with La Paloma Master Association to a Las Palomitas Resident and is parked on the driveway, on the street, or in a Guest Parking area without a valid parking permit, the vehicle will be ticketed with a request for the driver to contact the property manager by the next business day. If there is no contact and/or the vehicle remains in Las Palomitas after 24 hours without a parking permit, the vehicle will be towed from the street or Guest Parking area. A monetary penalty of \$100.00 will be imposed for each day the vehicle is wrongfully parked on the driveway.
- 5) If there is a subsequent violation with a vehicle wrongfully parked on the street or in a Guest Parking area, the vehicle will be towed immediately.
- 6) If a request for variance is denied, an associated vehicle found to be in violation will be tagged with a 24 hour towing notice if parked on the street or in Guest Parking. If the vehicle remains in Las Palomitas (other than in an enclosed garage) after 24 hours, the car will be towed. A monetary penalty of \$100.00 will be imposed for each day the vehicle is wrongfully parked on the driveway.
- 7) If ANY vehicle is parked in a Fire Lane, it will be towed immediately.