

WEST BLUFF HILLS HOMEOWNERS ASSOCIATION PARKING POLICY

Board Approved January 28, 2020

Vehicles must be parked properly within the Project to ensure the following objectives: (1) access to Units by emergency vehicles; (2) adequate parking for visitors; (3) pedestrian and vehicle safety; and (4) preserving the aesthetic quality of Project. In order to achieve these objectives, the Board of Directors has established the following Parking Policy which is intended to govern parking within the Project. The following specific parking restrictions shall apply to all Owners, residents, and guests:

1. Resident Parking. Owners and residents may park up to three (3) vehicles within the Project. Owners and residents may park in their garages and in up to two (2) open parking spaces.
2. Owner/Resident Vehicle Registration. All vehicles owned, operated, or within the control of an Owner and/or resident must be registered with the Association's management company prior to being parked in the open parking areas. Owners and/or residents may register up to three (3) vehicles with the Association. Unregistered vehicles may be towed at the vehicle owner's expense.
3. Guest Parking. Unregistered vehicles, including guest vehicles, may park in any open parking space in the Project for up to a maximum of 72 hours. Unregistered vehicles parked within the Project in excess of 72 hours may be towed at the vehicle owner's expense. If guests wish to park their vehicles in the Project longer than 72 hours, the Owner and/or resident must contact the Association's management company to request a variance in advance. The Community Manager, at his or her discretion, may reject the request for a variance depending on demand, giving priority to those submitted on a "first come, first serve" basis.
4. Prohibited Vehicles.
 - (a) Recreational & Commercial Vehicles. No trailer, camper, mobile home, recreational vehicle, commercial vehicle, truck (other than standard size pickup truck), boat, aircraft, or similar vehicle or equipment shall be permitted to remain upon any area within the Project, other than temporarily (not exceeding two (2) hours) for the purpose of loading or unloading. Commercial vehicles shall not include sedans or standard size pickup trucks or sport utility vehicles that are used both for business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board.
 - (b) Inoperable Vehicles. Vehicles that have rust or other severe deterioration on the exterior or are in disrepair, inoperable, unlicensed/unregistered, or vehicles leaking fluids shall not be permitted to park in the Project, either in garages or parking spaces. For the purpose of this section, an "inoperable vehicle" shall include, but not be limited to, any vehicle which: (1) has expired license tags; (2) has flat tires or missing wheels; or (3) is lacking any other part reasonably necessary to operate the vehicle e.g. a windshield.
 - (c) Oversized Vehicles. Oversized vehicles are prohibited. Vehicles must fit wholly within the parking space and may not extend beyond or over parking stall lines.
5. Commercial Activities Prohibited. Commercial activities and advertising of commercial activities are prohibited in the Project's parking area/parking spaces. This includes, but is not limited to, sale of vehicles, auto/vehicle detailing, washing, or cleaning, food trucks, mobile grooming, or any other mobile/vehicular commercial activity. This prohibition shall exclude Uber, Lyft, or other similar ride share activities.
6. Nuisance. Owners shall not park, store, or keep within the Project any vehicle, vehicle parts, or equipment, mobile or otherwise, deemed to be a nuisance by the Board.
7. Speed Limit. All vehicles operated within the Project shall be operated in a safe manner at a speed not to exceed ten (10) miles per hour.
8. Garage Use. No garage doors shall be permitted to remain open except for a temporary purpose. For purposes of this Section, "temporary purpose" shall be defined as egress or ingress or permitting reasonable work to be performed in the garage during normal daytime/evening hours. Minor vehicle repairs may be made inside of the garage only. Vehicles must fit wholly within the garage and may not stick out of the garage. No hazardous or caustic chemicals may be used at any time.
9. No Parking Zones. Parking in fire or red zones is prohibited. Parking in front of garages, other than temporarily for the purpose of loading or unloading, is prohibited. Vehicles parked in front of garages for temporary loading and unloading purposes cannot be left unattended.
10. Vehicle Washing. Vehicle washing is prohibited within the Property, including inside of the garages.
11. Towing. The Association may, pursuant to California *Vehicle Code* Section 22658 or any successor statutes, remove any vehicle from the Project which is parked in violation of the provisions of this policy or the Association's governing documents. No individual Owners and/or residents may have a vehicle towed from the Common Area of the Project. Please contact the Association community manager to report any vehicle related complaints.
12. Restrictions. The Board may place further reasonable restrictions on the types, condition, and appearance of vehicles that may park in the Project.