

**RANCHO VILLAS COMMUNITY ASSOCIATION**  
**PROPOSED REVISED**  
**PARKING RULES AND REGULATIONS**  
**4/23/09**

**1. Issuance of Parking Passes**

Parking passes will only be issued to Resident Homeowners or Tenants (collectively referred to as "Residents") of Rancho Villas Community Association ("RVCA"). Prior to obtaining a parking pass, Residents must complete a vehicle Registration/Verification form and provide proof of residence in the form of a utility bill, or other similar document, proving the Resident resides within the RVCA Community.

*The maximum number of vehicles that may be parked within the RVCA Community, per Unit, is two (2) registered vehicles. Regardless of the number of people residing in a RVCA Unit, only one (1) parking pass will be issued per RVCA Unit address. A maximum of two (2) vehicles that comply with these Parking Rules and Regulations ("Parking Rules") may be associated to that one (1) pass. In all cases, one (1) of the two (2) registered vehicles must be parked in the garage, and the other may be parked in the RVCA designated parking area with a properly displayed pass. The one (1) pass may be transferred between the two (2) vehicles registered to that Unit. Owners can decide which 1 of their 2 vehicles they want to park inside the garage or in the parking area.*

*Each Unit's garage is the primary parking space for that Unit. This means that if only one (1) vehicle is registered to a Unit, that Unit will not receive a parking pass, and that one (1) vehicle must be parked in the garage.*

All vehicles registered with RVCA must be registered for street use.

If a Resident moves from one Unit to another Unit within RVCA Community, the Resident must complete a new vehicle Registration/Verification form for the new address.

Parking placards must be visibly displayed and hung from the rear view mirror or placed in plain view on the dashboard. A Resident is subject to fines for failure to properly display a parking pass.

**2. Required Parking Pass Compliance and Enforcement.**

All Residents and Resident's vehicles parked within the RVCA Community must comply with the following Parking Rules:

Residents must show proof that the vehicle(s) they are registering with RVCA is owned, leased, operated, or within the control of, the Resident residing at a RVCA address.

All vehicle registrations must show a RVCA address.

**RVCA Unit Address:** Is defined as a Unit within the Rancho Villas Community.

Residents who are Military members, or who drive company vehicles, government vehicles or rental vehicles will be reviewed on a case-by-case basis.

In accordance with Article VIII, Section 8.2 of the CC&Rs, Resident's vehicles must be parked in the garage to the maximum capacity of the garage. Residents are given a 30-day grace period during move-in and move-out wherein a Resident may park outside of the garage. In order to implement the 30-day grace period, new and existing Residents must notify the Property Management Company in writing of their move-in or move-out and request the 30-day grace period. Failure to provide notice of their move-in and/or move-out may result fines and/or towing.

A vehicle registered with RVCA without a parking pass (e.g. the first registered vehicle to a Unit) must be parked in the garage during the hours of 6:00 PM to 6:00 AM.

No automobile, or other authorized motor vehicle (as defined in Article VIII, Section 8.2 of the CC&Rs), shall be parked on any street within the RVCA Community, except in marked parking areas designated by the RVCA Board of Directors, or by ordinance of the County. Asphalt paved areas are the only Common Area designated parking areas approved by the Board of Directors of RVCA.

### 3. Oversized, Large Vehicles and Motorcycles:

#### Definitions

**OVERSIZED VEHICLES:** Are defined as over 3/4 Ton and all dual rear wheel vehicles such as industrial or recreational-type vehicles (i.e. dump trucks, cement mixer trucks, oil or gas trucks, camper units, motor homes, buses, trailers, trailer coaches, camp trailers, boats - on or off trailers, aircraft, mobile homes). Vehicles defined as oversized may not park within the RVCA Community.

**LARGE VEHICLES:** Are defined as pick up trucks, SUVs, and large sedans, or similar sized vehicles, that do not fit inside a garage. The dimensions of a typical garage are shown in Exhibit B attached hereto.

Registered "LARGE VEHICLES" that exceed 19 Feet in length will have to park at the tennis court lot or off the premises.

**MOTORCYCLES:** Must be street legal, licensed, and registered with RVCA as a vehicle.

All Parking Rules apply to motorcycles in the same way as they apply to vehicles.

#### 4. Visitor, Overnight and Extended Stay Parking

Visitors, guests, and invitees must park in designated Visitor Parking Areas. An overnight stay is defined as a visitor or guest who stays past 9:00 PM. Only four (4) overnight stays are permitted in a 30-day period. Residents may request, in writing, an extended stay parking pass for guests staying longer than 4 nights (e.g. Family members returning from college for the summer). Extended stay parking passes may be granted at the discretion of the RVCA Board and management.

#### 5. Parking Enforcement Procedures:

All vehicles parked within the RVCA Community are subject to these Parking Rules. Owners are responsible for all parking violations caused by themselves, their tenants, *and* guests, as well as their tenant's guests, including the payment of any fines imposed after notice and hearing.

Residents who violate these Parking Rules are subject to **Parking Enforcement Procedures**. In the case of a tenant's violation of these Parking Rules, both the tenant and the non-resident Owner(s) will be notified of the violation(s). Any violations in whole or part are subject to the following Parking Enforcement Procedures:

##### First Violation:

Parking Patrol will issue a **WARNING** Violation Notice indicating the date, time, location, and specific Parking Rule that has been violated.

##### Second Violation:

Parking Patrol will issue a **FINAL NOTICE - INTENT TO TOW** indicating the date, time, location, and specific Parking Rule that has been violated, along with the date of the first violation of a Parking Rule. If the violating vehicle is registered with RVCA, the Owner of that Unit will be fined \$50.00, which will be charged to their account. .

Vehicles found in violation of a Parking Rule after the Final Notice and within a 90-day period are subject to **towing at the vehicle owner's expense and without any further warning**. Vehicles that are identified as "Visitors Vehicles" will be towed at the Owner's expense after 30 days.

Parking Passes are RVCA Property and are not transferable or assignable to other persons or to non-registered vehicles. Parking passes must be returned to RVCA when a Resident moves out of the RVCA Community.

There is a \$25.00 fee for replacement of a reported lost or stolen parking pass, *which may be refundable if the pass is timely returned and in substantially the same condition it was in when distributed to the Resident.*

It is the Resident's responsibility to protect your pass from loss. Vehicles bearing non-registered or voided Parking Passes are subject to the Parking Enforcement Procedures.

Vehicles without a valid parking pass or who violate the Visitor Parking Rules are subject to being towed. The Parking Pass Number must be visible. Vehicles with non-visible Parking Pass Numbers are subject to the Parking Enforcement Procedures.

#### Parking Violations -- Subject to Fine and/or Towing.

In addition to violations of the above Parking Rules, parking violations include, but are not limited to, the following:

Parking along curbs, in front of garages, or on any other cemented areas that are not asphalt paved surfaces (blacktop). All concrete (i.e. not black asphalt) within the RVCA Community is designated as Fire Lanes. Any vehicle parked on concrete, anywhere throughout the entire Community is subject to towing without notice. Allowable 30 minutes to unload or load your vehicle.

Double-parking in one space. Definition: Within marked white lines.

Use of a Handicap Parking Space by other than a valid handicap stickered vehicle (California Vehicle Code 22658).

Parking within fifteen (15) feet of a fire hydrant (California Vehicle Code 22658).

Parking in front of any of the Dumpsters within the Community.

Parking in a manner, which interferes with any entrance to, or exit from, the common interest development or any separate interest, contained therein (California Vehicle Code 22658).

#### Implementation of Towing.

The CC&Rs Article VIII, Section 8.2 - PARKING AND VEHICULAR RESTRICTIONS states: ... "Without in any way limiting the obligations of the Owners as elsewhere herein described, the Association or agency representing the Association, shall have the right, and shall be obligated, to enforce all parking restrictions herein set forth and to remove any vehicles in violation thereof, in accordance with the provisions of Section 22658 of the California Vehicle Code, or other applicable laws, codes, and statutes". Towing has been approved by the Board of Directors. Any required towing will be at the vehicle owner and/or operator's expense.

#### 6. Car Covers

Car covers must have the license number and parking pass number visibly stenciled on the car cover for parking patrol perusal. A form (available upon request) must be completed and returned prior to the use of a car cover so that RVCA has a record of the vehicle and parking pass number that is being covered.

## 7. Garages

### Maintenance of:

#### *Residents must park a vehicle in their garage.*

The CC&Rs, Article VIII, Sub Section 8.2, state that, Parking and Vehicular Restrictions. "The parking areas of the Property shall be used for parking authorized vehicles only and shall not be used for storage, living, recreational or business purposes"....and ... "Vehicles owned, operated, or within the control of an Owner, or of a resident of such Owner's Unit, shall be parked in the garage of such Owner to the extent of the space available therein; provided that each Owner shall maintain his garage in a manner which ensures that it is capable of accommodating at least one (1) such vehicle". See Exhibit B attached, that is a schematic depicting the minimum clear garage space of 15' length, 6' width and 6' height of continuous "Clear Garage Space" that must be maintained by an Owner or Tenant regardless of if a vehicle or what size a vehicle is parked inside.

In the case of reported garages that do not have, the required "Clear Garage Space" as defined in Exhibit B attached, the Resident must show proof of compliance to the property management company at a mutually agreeable time (within three (3) weeks of notification of the violation to the property management company and/or Board of Directors) that they brought the garage into compliance with the "Clear Garage Space" requirement to avoid enforcement procedures.

### 8. Definition of "Unmoved Vehicle Parking Time."

"Vehicles owned operated or within the control of an Owner, or of a resident of such Owner's unit, shall not be parked in the same parking space for more than 72 hours" without being moved. The Owner, Tenant, and/or Guest's Vehicle(s) that violate this Parking Regulation is subject to being towed. In the case of vacation or illness, permission may be granted for an extension by calling the Property Management Company. A Parking Patrol representative will chalk tires of unmoved vehicles and issue Parking Violation Notices to vehicles in violation of the 72-hour rule.

### 9. Vehicle Storage and / or Repair.

CC&Rs, Article VIII, Section 8.2 states, "The parking areas of the Property shall be used for parking authorized vehicles only and shall not be used for storage..." nor shall repairs be conducted on any portion of the RVCA properties except in a Resident's garage (i.e., the vehicle and all tools must remain inside the garage with the garage door closed). Further, no fluids (i.e., vehicle cooling system, transmission, crankcase, differential, etc.) may be drained into or onto any RVCA street or Common Area. The Resident is responsible to dispose of all vehicle fluids in accordance with EPA regulations. Owners who violate this rule will be cited by RVCA and will be required to bear the cost of any damages and the cost of any clean up required to remove fluid stains.

#### **10. Handicap Parking Spaces.**

Any Homeowner, Tenant or Guest, who has a vehicle with a valid Handicap Identification, may park in any of the designated Handicap Parking Spaces. All handicap vehicles must be registered with RVCA. Vehicles that are designated as handicap that are not registered with RVCA will be considered as a "Visitor" vehicle and will be subject to Section 5 of these Parking Rules. Anyone who parks a vehicle illegally in a RVCA Handicap Parking Space may be towed without notice.

#### **11. Courtesy Hold Parking.**

For guests who are visiting for more than four (4) nights, Residents may apply to the Property management Company for a seven (7) calendar day Courtesy Hold. Written notice of the make and license number of the guest's vehicle and length of time of the visit must be submitted to the Property Management Company.

Note: Only one vehicle per Unit at a time is permitted a courtesy hold. All Parking Rules apply to the guest's vehicle.

#### **12. Vehicle Maintenance Violations.**

Violations of this section are subject to Towing and/or fine if not corrected after Notice and/or Identification!

Vehicles owners will be notified in writing at the time of an identified Maintenance Violation under this section. Failure to comply with a Maintenance Violation within the period(s) listed below will lead to the vehicle being towed. Maintenance Violations include, but are not limited to, the following:

Vehicle leaking oil or other fluids. Notice to vehicle owner to cure violation within seventy-two (72) hours upon identification of the violation.

Abandoned or non-operational vehicle. May be towed after RVCA notifies local traffic law enforcement agency, and 24 hours have elapsed since that notification.

Vehicle parked in excess of 72 hours without prior Board authorization. Notice period immediate upon identification of the violation. May be towed after RVCA issues a notice of parking violation, and 96 hours have elapsed since the issuance of that notice.

Degreasers are not permitted to be used on vehicles of any type anywhere in the Common Area.

Noise pollution from vehicles without proper muffler systems and revving up of vehicle engines or blaring sound systems are subject to fines.

**\*\*PLEASE NOTE ANY PREVIOUS PARKING ARRANGEMENTS MADE WITH  
PAST MANAGEMENT IS CONSIDERED NULL AND VOID AS OF THE  
AMENDED DATE OF THIS DOCUMENT\*\***

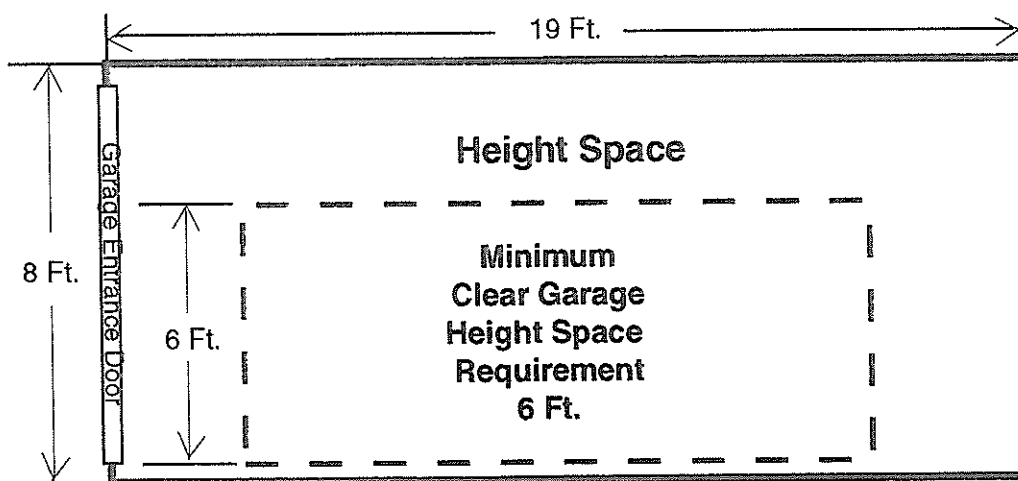
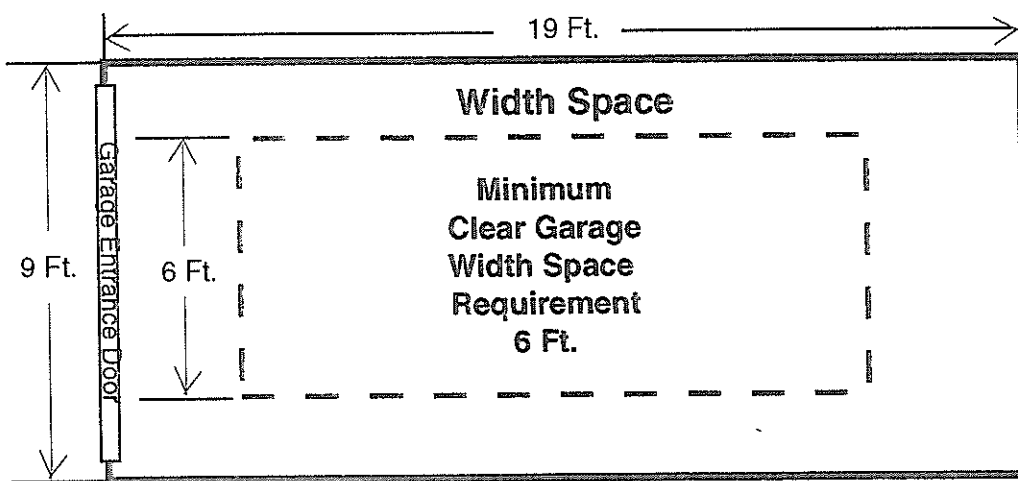
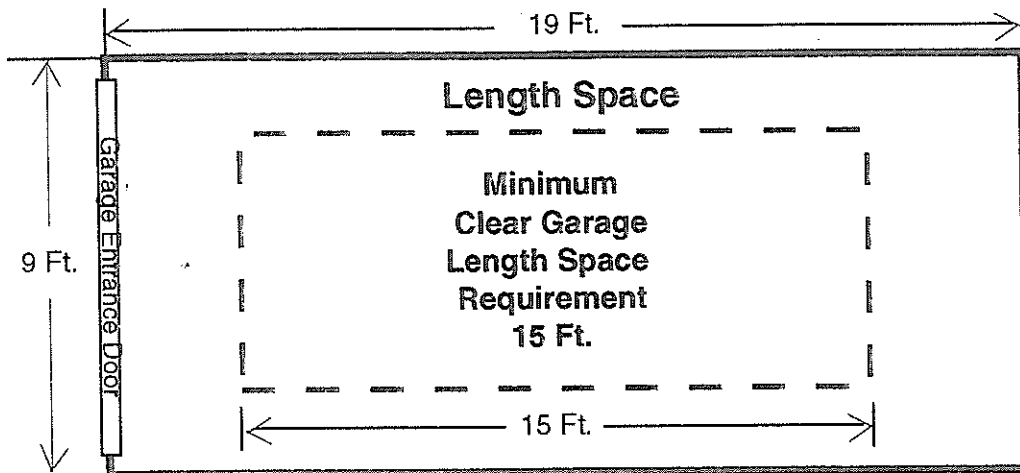
Rancho Del Oro Towing Service  
1167 W. Palm Avenue  
El Cajon, CA 92020  
1-800-953-4286



Rancho Villas Community Association (RVCA)

MAINTENANCE OF GARAGES -- MINIMUM CLEAR GARAGE SPACE AND USE REQUIREMENTS

(Reference RVCA CC&Rs Article VIII, Sub Section 8.2. & 8/7/00 Parking Rules and Regulations Rule #3, Page #3)



Typical RVCA Garage is 9 Feet Wide, by 19 Feet Long, by 8 Feet high - Inside Dimensions, as Illustrated

Scale: 1/4 inch equals 1 foot