

# *Lakewood Shores Homeowner's Association*

## *Parking Rules and Guidelines*

Very few people will argue that one of the biggest problems we face here at Lakewood Shores is the constant struggle for parking. We barely can adequately house the vehicles that belong here and when you add visitors to the mix it simply gets worse.

The board of directors constantly faces issues in this area and spends an inordinate amount of time having to address the problem. Recent changes in state laws have brought us once again to a review and restatement of our rules.

Because we all live here, we have already agreed to abide by the rules as they are approved by the board. Hopefully this document will be helpful as we restate our positions and clarify some points to make this problem easier for all of us. The cooperation of homeowners, their tenants, and their visitors is expected and appreciated.

### **The Overall Situation**

There is at least one designated parking space owned by each unit. The majority of these parking spaces available are in covered carports or covered carports along the perimeter of the property. Garage units have two spots inside their garage and can use the available space outside their garage door as a third spot.

Some units have purchased additional parking spots and have them as reserved spots around the property. The remaining units and vehicles must rely on open parking spaces that are available to meet their needs.

### **The Basic Rules**

The basic rules in our complex are simple:

- [1] you must park in your own spaces at all times, and
- [2] you cannot have more vehicles here than you have licensed drivers.

**Vehicle Registration with the HOA**

Owners and residents must see to it that all vehicles must be registered with the Homeowners Association (HOA) with seven (7) days of moving into the complex. Cars not registered with the HOA are subject to citation and fines and potential towing. If you replace or purchase a new vehicle, you must notify a Parking Committee member or a board member within seven (7) days to register the vehicle with the HOA. You have fifteen (15) days to remove the old vehicle from the premises, if applicable, before facing citations.

**Stickers = Permits**

Upon arriving at Lakewood Shores you will be provided with a Vehicle Registration Form by your Block Captain. Complete the form immediately and return it as instructed. The sticker for your vehicle will be returned to you. Stickers must be displayed in the right rear window (behind the passenger's side of the vehicle).

If you have more licensed drivers & vehicles than owned or rented spaces, you will be issued a brown sticker permit allowing you to park in any open parking space.

**Space Owner Rights**

Owners have the right to have a vehicle towed that is illegally parked in their space. If someone has parked in your space and you have made a reasonable effort to notify that person with no response, call the towing company. The vehicle owner will have to pay all the towing fees.

**Allowable Parking**

Following are many options for parking which are designed to meet the community's needs:

- [1] Park in your reserved space(s) first. Owners of garage units are to use their two inside spots and then the outside space that is parallel to your garage door without crossing the white line.

- [2] Tandem parking is permitted in spaces along the inside carports if your two vehicles can be parked within the white line painted along the street. This means no part of the vehicle can hang past the white line, not just the tires.
- [3] Tandem parking is permitted along the outside perimeter spaces as long as your two vehicles can be parked without crossing the gutter. This means no part of the vehicle can hang past the gutter, not just the tires.
- [4] Open parking areas are provided for the use of vehicles that are registered to units without sufficient parking spaces and for visitors.

In all parking spaces cars must be parked with the front end of the vehicle facing into the space.

### **Parking that is Never Allowed**

Parking is **never** allowed on the street, in fire zones, on bridges, or in any red zone. For the safety of our community vehicles parked in these areas may be immediately towed without prior warning or prior citation following the procedures and guidelines established for towing vehicles.

### **Open Parking**

Following are simple guidelines regarding our “open parking” areas:

- [1] Owners or residents who do not have adequate reserved parking spots may park in open parking without citations or fines when they receive the brown sticker upon registration.
- [2] Owners or residents who have adequate reserved parking spots but park in the open areas to allow other residents (not in their unit) to use their reserved space are subject to fines.
- [3] It is allowable to use the open parking spaces on a short-term (30 minutes or less) basis in order to unload multiple items or large packages
- [4] When expecting a guest you can park in open parking until the guest arrives and then allow them to use the space while you return to your reserved

space. If you continue to park in the open area while they use your space you may be subject to citations and/or fines.

### **Visitor Parking**

Homeowners will be provided with a visitor tag that can be placed on the mirror of vehicles brought onto the property for extended periods (beyond overnight). This tag does not allow visitors to park in reserved parking spots, only open parking spots. And, this tag is not an authorization for an owner to park in open parking thus leaving their reserved spot empty.

Visitors are subject to the same rules as residents, but you may find yourself charged with their fine. If you have any questions about what is acceptable, see either a Parking Committee member or a board member.

### **Vehicle Storage**

It is never permissible to use any open or reserved space on the property to store vehicles. The following guidelines are used to assess whether a vehicle is stored rather than parked:

- The vehicle hasn't moved in thirty (30) days
- The registration plates on the vehicle are not current
- The vehicle is in an obvious state of disrepair (flat tires, broken windows, damaged, etc)

Vehicles deemed to be stored may be cited, fined, and subsequently towed off the property - - even from a reserved parking spot. It might be helpful in this regard to make sure someone responsible knows that you are out of town for an extended period if you are traveling or gone for an extended period. It also allows us to watch out for any unusual activity around your unit.

### **Types of Vehicles Allowed and Not Allowed**

The Lakewood Shores property has some size limitations. Vehicles that are allowed include automobiles, motorcycles (with mufflers), and trucks up to  $\frac{3}{4}$  ton.

We cannot accommodate motor homes, mobile homes, trailers, boats, campers, stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks, moving vans, aircraft, any vehicle with more than two axles, vehicles exceeding seven (7) feet in height and/or width, and vehicles more than nineteen (19) feet in length.

***All vehicles on the property must be legally registered, insured, and operable.***

The California DMV has very strict guidelines requiring transferring and registering vehicles from another state within 10 days. Basically if you are gainfully employed in California or a home owner in California, you have 10 days to transfer the license of your vehicle to California. They also have requirements for changes of address. You might consider also that an illegally registered vehicle is also an issue for your insurance company who can deny a claim if you don't properly register your car. The liability aspect of your car insurance also potentially impacts us.

**Vehicle Repairs and Maintenance**

Residents are allowed to wash their vehicles on the property but no other type of maintenance is allowed on the property except emergency items such as flat tires and dealing with a dead battery.

**Hazardous Waste**

The city of Lakewood has very strict hazardous waste rules. Anyone disposing of motor oils, chemicals, or any other type of hazardous waste within the complex faces a potential \$10,000 minimum fine. The Fire Department is responsible for enforcement of the law and they will not tolerate any violations (i.e. paint, oil, computers, etc). They will fine the association and we will pass it on to the violator. If you see a violation taking place, report it to a board member immediately.

**Responsibility for Rules and Their Enforcement**

The HOA Board of Directors is charged with the responsibility of determining the rules and ultimate enforcement of the rules. The HOA Board has authorized the Parking Committee to monitor the compliance with these rules and authorized

the members of the committee to issue citations as appropriate which can result in fines levied against owners and/or the towing of vehicles off the property.

Any disagreement with rules or attempts at enforcement should be brought to the attention of the HOA Board of Directors for resolution.

**Violations, Citations, Fines, and Towing**

When evidence exists disregard for the rules, the HOA Board has the power to take legal actions to admonish compliance. The process currently adopted is as follows:

<u>Incident</u>	<u>Notification &amp; Citation</u>	<u>Fine &amp; Consequences</u>
First Violation	Parking Violation Notice	None – warning letter follows
Second Violation	No Notice	Vehicle Towed Away
Subsequently	No Notice	Vehicle Towed Away

The Parking Committee is authorized to issue Parking Violation Notices and may, in consultation with a board member, authorize the towing of a vehicle off the property.

Violators who are renters or visitors are subject to our rules. A vehicle belonging to a renter or a visitor may be towed under these rules.

It is also important to note that the speed limit throughout the property is 10 miles per hour. Fines may be imposed for speeding. The fine for the first violation is \$50.00. It is \$100.00 for the second violation and \$150.00 for all subsequent ones.

**Summary of Publication**

The Lakewood Shores HOA adopted this document and authorized its publication to the community and immediate implementation at their regularly scheduled meeting on March 13, 2008. These rules have been written in accordance with the Lakewood Shores CC&R's and applicable laws.

**Summary of Situations - - Which Situation is Yours?**

The following guideline summaries are provided to help you clearly understand how our rules affect various situations.

**[A] You own 1 Space, own 1 Vehicle, & 1 Driver lives in your unit**

- Park in your reserved space
- Use Open Parking only for unloading & guest arrival purposes

**[B] You own 1 Space, own 2 Vehicles, & 2 Drivers live in your unit**

- Park in your reserved space first
- Register the 2<sup>nd</sup> vehicle for approved Open Parking use

**[C] You own 2 Spaces, own 2 Vehicles, & 2 Drivers live in your unit**

- Park in your reserved spaces
- Use Open Parking only for unloading & guest arrival purposes

**[D] You have more vehicles than licensed drivers living in your unit**

- The extra vehicle(s) must be removed from the property