

## **PALOMAR TOWNHOME ASSOCIATION, INC. PARKING POLICY**

**APRIL 2020**

### **ALL PARKING LOTS AND STREETS ARE MONITORED DAILY**

1. Occupants of each unit shall park no more than two (2) vehicles on the property on a regular basis. "Regular basis" is defined in the Green Book as "parked on a Submitted Property for eight (8) or more hours per day, eight (8) or more days per month." Book 1472 Page 610. Article III. 3.01.
2. Vehicles, including motorcycles, shall be parked only in the garages or in the driveways serving the UNITS or spaces designated for parking on the Common Area. Book 1472 Page 609. Article III. 3.01.
3. The BOARD OF DIRECTORS shall have the authority, without obligation, to assign the right to use specific parking spaces to each Unit and then be subject to such reasonable rules and regulations as the BOARD OF DIRECTORS may adopt. Book 1472 Pages 609-10. Article III. 3.01
4. If a vehicle is parked on the property in violation of these rules, the BOARD OF DIRECTORS may place a notice on the vehicle specifying the nature of the violation and stating that after two (2) days the vehicle may be towed. The notice shall include the name/telephone number of a person to contact regarding the alleged violation. Book 1472 Page 610. Article III. 3.01
5. If two (2) days after such notice is placed on the vehicle, the violation continues or occurs again within six (6) months of such notice, the vehicle MAY BE TOWED in accordance with the notice, without further notice to the owner or user of the vehicle. Book 1472 Page 610. Article III. 3.01
6. If a vehicle is parked in a fire lane or is blocking another vehicle, no notice shall be required, and the vehicle may be towed immediately. If a vehicle is towed in accordance with this rule, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity. Book 1472 Page 610-11. Article III. 3.01
7. RESIDENTS are REQUIRED to ensure VENDORS and GUESTS adhere to this parking policy.
8. On street parking by RESIDENTS or their GUESTS is ALWAYS PROHIBITED. VEHICLES WILL BE SUBJECT to IMMEDIATE TOW for ON STREET PARKING.
9. RESIDENTS are responsible to advise VENDORS they should either PARK in DRIVEWAY or GUEST PARKING. VENDORS should NEVER PARK ON GRASS AND NEVER BLOCK STREETS. RESIDENTS COULD BE HELD RESPONSIBLE for DAMAGE to IRRIGATION SYSTEM caused by VENDOR PARKED ON GRASS.

10. RESIDENTS who have GUESTS staying more than SEVEN CONSECUTIVE DAYS are REQUIRED to NOTIFY the PHCA, INC. ASSOCIATION MANAGER of MAKE, MODEL and LICENSE PLATE OF VEHICLE. ASSOCIATION MANAGER WILL issue PARKING PASS to be PROMPTLY DISPLAYED IN VEHICLE.
11. GUEST PARKING is for use by guests visiting an occupant. Parking in a designated GUEST PARKING space by any occupant/vehicle parked on the premises on a "regular basis" (as defined in 1. above) is a VIOLATION.
12. The BOARD OF DIRECTORS may elect to impose fines if approved by the PALOMAR HILLS COMMUNITY ASSOCIATION Inc. BOARD; or, use other available sanctions rather than exercise its authority to tow a vehicle. See GB, Book 1472, Page 611. Top of page.
13. OCCUPANTS OR USERS WHO VIOLATE THE PARKING POLICY, INCLUDING UTILIZING GUEST PARKING SPACES AND/OR STREET PARKING, are SUBJECT to the following:
  - a. **FIRST OFFENSE:** A WARNING with the 2-day notice will be posted on the vehicle in accordance with the Green Book. The notice shall be posted by the Association Manager or any designated member of the BOARD OF DIRECTORS. Written or electronic notice of the posting of a WARNING by a member of the board shall be given to the Association Manager within 24-hours of the notice being posted on the vehicle.
  - b. AT LEAST TWO (2) DAYS AFTER THE NOTICE HAS BEEN POSTED ON THE VEHICLE, the Board may have the vehicle towed for failure to correct the violation, or for a recurrence of the violations; and/or the board may have the vehicle towed if the violation is repeated anytime within the 6 months following the posting of the notice.
14. THE ASSOCIATION MANAGER will REPORT RESIDENT PARKING INFRACTIONS to the BOARD OF DIRECTORS on a MONTHLY basis.
15. RESIDENTS needing ACCESS to ADDITIONAL PARKING on non-regular basis may UTILIZE NON-DESIGNATED SPACES at will so long as adequate parking is available for other residents.
16. RESIDENTS REQUIRING ACCESS TO LONG TERM, ADDITIONAL PARKING TO STORE/HOUSE/KEEP a VEHICLE for NON-DAILY USE may APPLY for an EXEMPTION. The EXEMPTION REQUEST MUST BE IN WRITING to the ASSOCIATION MANAGER. The MAKE, MODEL and PLATE NUMBER of VEHICLE WITH AN EXPLANATION is REQUIRED. The COST of a NON-EXEMPTED SPACE for NON- DAILY USE IS \$15.00 PER MONTH. THE BOARD OF DIRECTORS WILL REVIEW AND VOTE ON THE REQUEST.