

**VISTA DEL CAÑON – TRACT 44328 HOMEOWNERS ASSOCIATION**  
**PARKING POLICY AND REGULATIONS**

**REFERENCE DOCUMENTS:**

Vista del Cañon CC&R's  
Association Rules and Regulations

**POLICY STATEMENT:**

Within this document, a vehicle hereby meets the following criteria: it is motorized, self-propelled, street-drivable, and must be registered with the DMV. Items that do not fit our description of "vehicle" include, but are not limited to: boats, jet-skis, other personal watercraft, recreational vehicles, off-road recreational vehicles, trailers, and vehicles that cannot be registered with the DMV for street use.

Commercial vehicles as described herein must be parked in the horseshoe area only, unless such vehicles fit in your garage. These vehicles are described as, but not limited to: vehicles with signs indicating commercial use, vehicles with visible work equipment, bobtails, limousines, and any vehicles that exceed the length and/or width of a normal interior parking space. Industrial vehicles may not be parked anywhere on the premises of Vista del Cañon, and are described as, but not limited to: 18-wheelers, dump trucks, buses, aircraft, mobile homes, cement mixer trucks, and oil or gas trucks.

In support of the CC&R's and the published rules, resident parking is permitted only in garages as first priority, and then interior (guest) parking spaces as next resort. No vehicle may be parked within the common property for more than seventy-two (72) hours. For the purposes of this Parking Policy and Regulations, the "horseshoe" is an open parking area, provided vehicles are not parked over seventy-two (72) hours.

Association rules state that "no parking is permitted in red zones or in front of fire hydrants and gas meters" and "no vehicle shall be parked in the common area or on any street within the Community except in parking areas designated by the Community Board or by ordinances of the city." Any violation of these rules will result in a fine, booting, towing, or any combination of these.

Section 8.2 of the CC&R's states: "Any open parking spaces which may constitute a part of Common Property shall be *subject to reasonable control and use limitation* by the Board of Directors." It further states: "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." Although this Parking Policy and Regulations cannot directly contradict the CC&R's, it may contain enforceable regulations that are stronger than those stated in the CC&R's.

Because of the limited number of interior parking spaces available within the Community (excluding the horseshoe area), the Board has established a Permit Procedure concerning parking for all residents.

This policy is not all-encompassing and is not designed to address every situation. If you have a situation that you believe is unique, not properly covered by this Parking Policy and Regulations, and that compliance with this policy will cause an unacceptable hardship to you or your residents, please contact the Board of Directors in writing. Every effort will be made to take your issue into consideration, and hopefully a solution can be devised.

**PERMIT PROCEDURE:**

- A. Because of the limited number of interior parking spaces, it is required that residents park their vehicles in their garages, to the maximum structural capacity (i.e., one vehicle in a one-car garage, two vehicles in a two-car garage). Parking of vehicles takes full priority over storage and any other possible uses of garage. Interior parking permits will be permitted only in those circumstances where vehicles occupy the garage to its fullest, and more space for parking is needed. Interior parking permits will not be approved simply because it is inconvenient for a resident to use his/her garage. ***Interior parking permits will not be issued to residents who store unregistered or registered non-operational vehicles.*** Non-

operational vehicles are allowed to be stored on the property only if they are registered as operational. Each unit will also be issued one guest parking permit, but only after all vehicles have been registered with the association. Guest parking permits will be revoked if used for vehicle(s) belonging to the resident.

- B. The procedure for residents to request an interior parking permit and guest parking permit requires the resident to submit a completed application to the property management company requesting interior parking permit(s). Upon approval of the submitted application, the resident will be issued permit(s) for interior parking. Remember that permits for interior parking spaces are required; they are not optional. The following steps in submitting this application are requested:
  - 1. Provide license number, make and model of all vehicles, and specify which will be parked in the garage, and which will be parked in the interior parking spaces.
  - 2. Provide a copy of the current registration for each vehicle that will be parked inside the Vista del Cañon community. If the registration does not reflect a Vista del Cañon address, please submit an explanation.
- C. All vehicles not displaying an interior parking permit, or guest parking permit, will be treated as day visitors. Day visitors may be parked in the interior parking spaces only between the hours of 5AM and 5PM. Day visitors parked in the interior parking spaces between the hours of 5PM and 5AM will be towed.
- D. Vehicles parked in a fire lane, in front of fire hydrants, or in front of gas meters, regardless of whether they carry a parking permit, are subject to immediate towing without warning.

#### **VISITOR AND GUEST PARKING:**

- A. Vehicles parked in the interior parking spaces without an interior parking permit, or guest parking permit, between the hours of 5PM and 5AM will be towed. Guest parking permits may be used for no longer than one straight week (seven consecutive days), as long as they are not parked in the same spot for more than seventy-two (72) hours. Residents who have guests staying longer than one week, or having more than one guest at a time, may contact the patrol service for special arrangements.
- B. Vehicles parked in the fire lane, in front of a fire hydrant, or in front of gas meters are subject to immediate towing without warning.
- C. It is the resident's responsibility to inform his/her guests of the parking rules of the association, as these rules **will be enforced**.

#### **ENFORCEMENT:**

The patrol service retained by Vista del Cañon is authorized to enforce this policy as follows:

- A. Vehicles parked in the fire lane, parked in front of a fire hydrant (as defined in the California Vehicle Code), or in front of the gas meters, will be towed without warning. This policy is in place for the safety of the people and property of Vista del Cañon.
- B. The patrol service will tow all vehicles not displaying an interior parking permit or guest parking permit between the hours of 5PM and 5AM.

#### **REPLACEMENT OF PARKING PERMITS**

Lost interior parking permits or guest parking permits will be replaced at a cost of \$50.00 per sticker to the requesting party. The lost parking permit's identification number will be reported to the patrol company as deactivated. If a vehicle is seen with an interior parking permit bearing a deactivated identification number, the parking permit will be disregarded, and the vehicle will be treated as a day visitor.