

Hampton Village Owners Association

2140 Professional Drive, Suite 260 Roseville, CA 95661 (916) 784-6605

Date: October 6, 2022
To: Hampton Village Members
RE: Amended Parking Resolution

Dear Members,

The amended Parking Resolution was officially adopted on October 5, 2022 at the Board of Directors meeting. The primary change in the parking rules is to permit overnight guest parking three times in a seven day period. This effectively eliminates the need to acquire a parking pass for your guest over a three day weekend.

As an owner, you are responsible for ensuring that a copy of this resolution reaches your tenants if you rent out your home. You must also ensure that a copy of the resolution is retained with the rest of the governing documents for Hampton Village and that it be turned over to the new owner should you ever sell your home.

Thank you,

Hampton Village Owners Association
Board of Directors

**HAMPTON VILLAGE OWNERS' ASSOCIATION
PARKING RULES AND RESTRICTIONS RESOLUTION**

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hampton Village provides for the basic parking regulations, as set forth in Sections 2.07 and 3.04, thereof; and

WHEREAS, Section 2.07 "**Additional Parking**," provides that the Board of Directors (Board) may regulate the use of guest and visitor parking spaces by means of the Association rules from time to time; and

WHEREAS, Section 3.04 "**Parking Vehicles**," provides that the Board shall have the power and authority to establish additional rules, restrictions and penalties, and to impose fines or towing procedures for repeated violators of the parking restrictions; and

WHEREAS, the Board did on the 5th day of April 1993 adopt a resolution establishing and implementing certain rules and actions to mitigate the effects of the Section 2.07 and 3.04 in a manner which provided for the equitable use and enjoyment of the guest parking spaces by visitors and guests of residents and for the prevention of unattended parking on Association streets and lanes; and

WHEREAS, the Board did on the 29th day of November 2007 amend the resolution of 1993; and

WHEREAS, the Board did on the 1st day of December 2011 amend the resolution of 2007; and

WHEREAS, the Board did on the 28th day of July 2016 amend the resolution of 2011; and

WHEREAS, the Board did on the 21st day of May 2018 amend the 2011;

WHEREAS, the Board has now determined that clarification pertaining to enforcement is necessary;

NOW, THEREFORE, the Board Revised Section IV(B) and V., with the balance of the policy remaining unchanged and are incorporated herein

I. DEFINITIONS

- (a) **Association**. "Association" shall mean the Hampton Village Owners Association (HVOA), its successors and assigns.
- (b) **Board**. "Board" shall mean the Board of Directors of Hampton Village Owners Association.
- (c) **Member**. Every owner of a lot in the Hampton Village Development is a member of the Association. Membership in the Association is appurtenant to and may not be separated from ownership of any lot.
- (d) **Governing Documents**. "Governing Documents" shall mean the Association's Articles of Incorporation, By-Laws, Declaration of Covenants, Conditions and Restrictions, Rules and the policies and resolutions duly adopted by the Board and distributed to members.
- (e) **Guest**. "Guest" shall mean an invitee or visitor of an Owner or Resident. For all the purposes of this resolution a "Guest" who resides in a household for more than 30 days shall be considered a "Resident" as it pertains to vehicle parking restrictions unless otherwise allowed by the Board as provided for in Section II-B herein.
- (f) **Day**. "Day" as it pertains to guest parking shall be defined as overnight parking.

- (g) **Lane.** "Lane" shall mean and refer to any of the approximate twenty-two feet (22') wide alleys located at the rear of one or more Lots in the property.
- (h) **Open Parking Space(s).** "Open Parking Space(s)" shall mean those parking spaces, designated by the Governing Documents as vehicle parking spaces within the Common Area of the Hampton Village Development.
- (i) **Owner.** "Owner" shall mean and refer to the record Owner, whether one or more person or entity, of a fee simple title to any Lot which is part of the Hampton Village Development. If the Lot is subject to a recorded Land Installment Sale Contract, "Owner" shall not include those claiming any such interest merely as security for the performance of an obligation.
- (j) **Recreational Vehicle.** "Recreational Vehicle" shall include without limitation, recreational vans, boats, motorcycles, campers, trailers or motor homes.
- (k) **Resident.** "Resident" shall mean any person who resides on a Lot within the Hampton Village development whether or not such a person in an Owner as defined in paragraph 1(h) above.
- (l) **Vehicles.** "For the purposes of identifying the type of vehicles that Owner/Resident or Guests may park, in Open Parking Spaces, the term "Vehicles" shall mean any passenger automobile, pickup or passenger van except for:
 - 1. Recreational Vehicles as defined herein; and
 - 2. Commercial vans, pickups or other vehicles used in trade or business.

II. **ALLOCATION AND CONTROL OF OPEN PARKING SPACES**

There are 74 Open Parking Spaces within the Hampton Village Development. Sixty-nine (69) of these Open Parking Spaces shall be allocated for Guest parking and five (5) of these Open Parking Spaces shall be allocated for Owner/Resident parking; provided however, that the Board may at any time, by written resolution and with notification to all members/owners, change the allocation of Open Parking Spaces between Guest Parking and Owner/Resident Parking. Subject to any changes by the Board, the allocation of spaces shall be by quantity rather than by specific locations. However, as provided herein approved Parking Permits may restrict parking to particular locations in the Hampton Village Development.

- A. **OWNER/RESIDENT VEHICLE PARKING:** The Board recognizes that Owner/Residents have a legitimate need to occasionally park their vehicles in Open Parking Spaces, i.e., during resident move in/move out, or during garage maintenance and cleaning, or for secure storage of building materials in the garage, for home renovation, in cases of emergencies, or in other special or unique circumstances.

- (a) **Application for Owner/Resident Parking Permits:**

Any Owner/Resident with a justifiable need to park their Vehicle in Open Parking Spaces shall apply to the Association for a Parking Permit, except that, Owner/Resident may park in Open Parking Spaces, for period not to exceed four (4) hours in a two week period the reasons previously stated in Paragraph II(A) above, without a permit.

 - 1. The application will be submitted on a "Resident/Owner Parking Permit" blank form to be provided by the Association. The form will include the Owner/Resident's name, address, lot number plus

- the make, model, license number. The application will also include the reason and the number of days being requested.
2. The issuance of Parking Permits shall be on a first come, first served basis. Approval shall not be unreasonably denied. However, prior Owner/Resident parking violations will be considered. The number of approved parking Permits in force at any given time, shall not exceed the number of Board approved, allocated Owner/Resident Open Parking Spaces. This limit may be temporarily exceeded upon approval by the Board for periods of Owner/Residents move in or move out or in cases of emergency.
 3. Upon Board approval, Parking Permits shall be issued for a term not to exceed 30 days. Applications for extensions, except in cases of emergencies, will not be approved until all first-time applications have been satisfied.
 4. The Board will establish a priority list of each Owner/Resident application based on application date. When an Open Vehicle Parking Space becomes available, the Board will approve the oldest application first. Applications for extensions will not be approved, except of cases of emergencies, if there are other first-time applicants on the priority list.
- (b) Issuance of Resident/Owner Parking Permits: Upon Board approval of a Parking Permit application, the "Resident/Owner Parking Permit" form will be completed to indicate approval and expiration dates. The parking Permit form shall be placed on the Owner/Resident vehicle dash board. The Parking Permit may restrict parking to a particular location within the Open Parking Spaces in the Hampton Village Development.
- (c) Revocation of Resident/Owner Parking Permit: An Owner/Resident parking permit may be revoked by the Board for violations of HVOA Governing Documents.

B. GUEST VEHICLE PARKING:

- (a) Guest Parking Restriction: Guests may park their vehicle in Open Parking for up to three (3) days during any seven (7) day period. (Refer to Section I.(f)) Guest vehicles needing to park in the guest parking spaces for longer than the allotted time frame will be required to obtain a permit.
- (b) Application for Extended Guest Parking Permit: Any Owner/Resident requiring an extended Guest Parking Permit shall submit an application to the Association prior to the expiration of the 3-day period.
 1. The application will be submitted on an "Extended Guest Parking Permit" blank form to be provided by the Association. The form will include the Owner/Resident's name, address, lot number, the name of the guest, and the make, model and license number of the guest's vehicle. The beginning and ending date of the guests stay will be indicated,
 2. Extended Guest Parking Permits will normally be limited to thirty (30) days. Requests for Extended Guest Parking Permits for over thirty (30) days will include the specific reasons and the number of days requested. Approval of Extended Guest Parking Permits will not be unreasonably denied subject to availability of Open Parking Spaces.

- (c) Issuance of an Extended Guest Parking: Permit Approval authority of Extended Guest Parking Permits for up to thirty (30) days may be delegated by the Board to an authorized representative of the Association. Requests for permits over thirty (30) days require Board approval. Upon approval, the "Extended Guest Parking Permit" will be issued to the Owner/Resident of the Guest. The Parking Permit form will be placed on the guest's vehicle dashboard. The Permit may restrict parking to a particular location within the Open Parking Spaces in the Hampton Village Development.
 - (d) Revocation of Extended Guest Parking Permits: An Extended Guest Parking Permit may be revoked by the Board for violations of HVOA Governing Documents by either the Owner/Residents or Guests.
- C. PARKING PERMIT APPLICATION FORMS: The Association shall design, print and provide to Owners/Residents the Parking Permit application and approval forms. A separate card form of different colors shall be printed for each type of Parking Permit. Pertinent information deemed reasonably necessary by the Board to enforce the Parking Rules and Restrictions will be printed on the forms.
- D. INOPERATIVE VEHICLES: No inoperative vehicles shall be parked in any Open Parking Space in excess of twenty-four (24) hours.

III. HAMPTON VILLAGE VEHICLE IDENTIFICATION PROGRAM

- A. To assist in identifying Hampton Village Owner/Resident vehicles from abandoned vehicles, the Association is authorized to develop an Owner/Resident vehicle identification program.
 - (a) Identification will be by means of a serialized decal. The decal will be non-descript and will not carry any identification of Hampton Village or Johnson Ranch.
 - (b) One (1) decal will be issued for each vehicle being used by Owners/Residents. A maximum of **two** (2) decals will be issued to each Owner/Resident.
 - (c) Decals will be issued at no expense to Owners/Residents. The decal must be affixed on the vehicle. Instruction will be provided with the decal.

IV. STREETS, DRIVEWAYS AND LANES

- A. STREETS AND LANES:
 - (a) All streets and lanes are considered to be fire lanes.
 - (b) Unattended vehicles. No parking of any unattended vehicle is allowed at any time in the Streets and Lanes of the Development except for emergency equipment (i.e., fire trucks, ambulances, paramedics, etc.) Vehicles impeding ingress and egress are subject to towing.
- B. DRIVEWAYS: A number of the residences at Hampton Village Development have driveways from the lanes to their garage. Owners/Residents or their guests are not permitted to park their vehicles in such driveways, except as provided for herein.

- C. CAR WASHING: Washing of a vehicle is allowed on the Owner/Resident driveway or in the lanes; provided that the vehicle remains attended and does not obstruct or impair the use and safety and ingress and egress of other vehicles using the Lanes.
- D. TEMPORARY PARKING: Temporary parking or delivery in the front of or behind a residence (i.e., Federal Express, UPS, delivery trucks, moving trucks, etc.) is permitted as long as that vehicle is attended and does not obstruct or impair the use and safety and ingress and egress of other vehicles using the Streets or Lanes. The use of PODS for moving in and moving out will be accommodated, however, the time allotment and placement for PODS will be subject to approval by the Board.
- E. OPEN PARKING SPACES: No vehicle shall be parked in Open Parking Spaces in such a manner that the vehicle extends partially or wholly into a lane or street.
- F. FIRE HYDRANTS: The parking of any vehicle, at any time, in the fire lanes or within 15 feet of a fire hydrant, or in a manner which interferes with any entrance to or exit from the Hampton Village Development is strictly prohibited.

V. VIOLATIONS AND ENFORCEMENT

A. VIOLATIONS BY OWNERS/RESIDENTS IN OPEN PARKING SPACES:

If an Owner/Resident violates any provision in the Parking Rules and Restrictions concerning Open Parking Spaces, as a first infraction, a Notice of Violation shall be placed on the vehicle by a duly authorized representative of the Association and/or a letter stating infraction will be sent to Owner/Resident.

(a) The Notice of Violation shall cite the nature of the violation and require immediate removal of the violating vehicle.

(b) If an Owner/Resident violates any provisions in the Parking Rules and Restriction concerning Open Parking Spaces as a second and/or subsequent infraction, a Notice of Violation (Warning Letter) shall be issued as described above with notice of hearing upon third and/or subsequent infraction with no wait period.

(c) If an Owner/Resident violates any provisions in the Parking Rules and Restrictions concerning Open Parking Spaces as a third infraction, a Notice of Hearing shall be issued via first class and/or certified mail, which holds the potential for a fine to be levied with no wait period between infractions. Subsequent and/or continued violations within 1(one) year of hearing shall result in the violating vehicle being towed and stored at the owner's expense.

B. VIOLATIONS BY GUESTS IN OPEN PARKING SPACES:

(a) If a guest violates the use Open Parking Spaces, a Notice of Violation shall be placed on the vehicle by the duly authorized representative of the Association. If the Owner/Resident of the guest is known, a copy of the Notice will be mailed to Owner/Resident.

(b) The Notice shall cite the nature of the violation and require its correction as soon as possible, but not later than twenty-four (24 hours). If the violation is not corrected, the vehicle may be towed and stored at the Guest's expense. Any approved Extended parking Permit which has been issued may be revoked.

C. VIOLATIONS OF PARKING ON STREETS AND LANES:

(a) If any vehicle is left unattended on a street or lane, a Notice of Violation shall be placed on the vehicle by a fully authorized representative of the Association. A copy of the Notice will be mailed to Owner, if known.

(b) The Notice shall cite the nature of the violation and that the vehicle may be towed and stored at the Owner's expense if the violation is not immediately corrected.

(c) A fine may be levied subject to the provision of Article VI, Section 6.04 of the Hampton Village Declaration of Covenants, Conditions and Restrictions.

D. TOWING:

(a) Any vehicles within the Hampton Village Development in violation of the Association's Parking Rules and Restrictions or its Governing Documents may be towed at the vehicle owner's expense, provided that the towing of vehicles of the Hampton Village Development shall be subject to the provisions of applicable law.

(b) Costs incurred by the association relating to towing and/or storing of any vehicle in violation of any provision of the Governing Documents or Parking Rules and Restrictions will be assessed against the Owner of the vehicle or the Resident.

BE IT FURTHER RESOLVED AND UNDERSTOOD, that the express intent of the aforesaid Resolution is to establish and implement Rules, Restrictions and actions to mitigate the effects of Section 2.07 and 3.04 of the Hampton Village Covenants, Conditions and Restrictions in a manner that will provide equitable use and enjoyment of allocated Open Parking Spaces by all Owners/Residents and Guests and to prevent unattended parking on Association Streets and lanes. It is further resolved and understood that the Board of Directors does not relinquish its right to establish additional guidelines and rules, to modify the above Rules and Restrictions and to treat unique cases individually.

Dated: 10/12/2022 _____

Norm Andrews
Board President

Dated: 10/6/2022 _____

Jessica Wagner-Weir
Board Secretary