



PARKING ENFORCEMENT

PLEASE READ AND TAKE ACTION

The CC&Rs of our association state that residents must park in their driveways and garages. Guests can park in the open common area spaces, and garages cannot be used for storage if it displaces a vehicle. The Board has authority to add to, eliminate or change the Common Area parking spaces. All pavement and lawn areas within Plumas Eureka Villas are common space and are governed and owned by the Association. Private property ends at the foundation of your town home.

Parking problems are one of the most common issues associations must deal with. This year, the calls regarding parking problems have escalated to the point that the Board is preparing to post required signage and begin towing vehicles that are illegally parked. Please be aware and adhere to the CC&Rs. Warnings will not be given.

To be very clear, town home owners may park 2 cars in their garage, and/or 2 cars on their driveways. Over the next 2 weeks, each owner will be given a map that clearly defines where their two driveway spaces are located. Parking spaces that are not directly adjacent to a garage are Guest Parking Spaces. Those spaces are never to be used by town home owners, and visitors' vehicles will be towed if they remain in a guest space for more than 72 hours.

Below is a section from page 10 of the CC&Rs which defines the rules currently in place regarding parking which will be fully enforced. Violators will be towed.

4.13.2 Common Area Parking Spaces. Certain portions of the Common Area have been designated for vehicle parking. The Board shall have the authority to add to, eliminate or change the Common Area parking spaces. Subject to the limitations of Section 4.13.1 above, vehicles of guests or Residents may be parked in such parking spaces on a first-come, first-served basis. No vehicle shall be parked for more than seventy-two (72) hours during any period of seven (7) consecutive days in any of the Common Area parking spaces provided that the Board may, in its discretion, permit the parking of vehicles for such longer period as it deems advisable. The movement of any vehicle for the purpose of preventing the application of this section shall be ineffective. Except as specified in this Section 4.13.2 and Section 4.13.3, no vehicle may be parked on any portion of the Common Area.

4.13.3 Driveway Parking. The Owners and Residents of each Lot, and their guests, may, subject to the limitations of Section 4.13.1, above, park their vehicles upon the driveway servicing such Lot (whether the driveway is on the Lot, the Common Area or a combination of both), provided that all vehicles must be parked completely on the driveway and may not, in the judgment of the Board, create a safety hazard within the Development. All driveway parking shall be subject to Rules adopted by the Board regulating the same.