

AMENDMENT: Rule 5 for Parking and Car Washing

Parking Spaces

The first bullet point states that “two parking spaces are available for each condominium unit.” This is not feasible; there is not enough Overflow Parking spaces to accommodate every villa. The Governing Documents only refer to one deeded parking space per unit.

- (current language) Two parking spaces are available for each condominium unit: the deeded parking space assigned to the unit and the use of one Overflow Parking space. Residents (owner, renter, or guest) are limited to two parking spaces within Villas West Condominium property unless they have written permission from an owner (grantor) of another unit to park in the grantor’s parking space. Written permission must be documented and on file with the Villas West Office utilizing the “Owner gives Permission to Park” form available at www.villaswest.org or in hard copy at the Villas West Office .

The Committee recommends that the first bullet point be replaced with the following two bullet points in order to clarify the Rule:

- There is one legally deeded parking space for each villa and is marked in the parking lot with villa number and unit letter. Second vehicles are required to park, subject to availability and office approval, on the west side of Paseo Tierra in the areas marked “Villas West Parking Only”.
- Residents (owner, renter, or guest) are limited to no more than two parking spaces (1 deeded and 1 overflow) within Villas West Condominium property at any time. However, residents may secure 1 additional parking space with written permission from an owner (grantor) of another unit to park in the grantor’s parking space. Written permission must be documented and on file with the Villas West Office utilizing the “Owner gives Permission to Park” form available at www.villaswest.org or in hard copy at the Villas West Office

Car Washing

The topic of Car Washing has been raised numerous times at Board Meetings. It seems that the consensus is that car washing should not be allowed. It is legal for an HOA to have such a restriction.

The Committee recommends that the following bulleted text be added to the top of the list in Rule No. 5 E to implement this action.

- Car washing shall not be permitted on the property. Running a hose to an off-property location for the purpose of car washing is also not permitted.