

WESTLAKE VILLAS COMMUNITY ASSOCIATION ASSOCIATION RULES – PARKING RULES

RECITALS

The following rules sets forth the Westlake Villas Community Association (the "Association") rules, regulations, and enforcement policies for Parking Rules (the "Rules") within Westlake Villas (the "Development"). These Rules amend and replace Section B-9 of the "Handbook and Rules & Regulations." The Board of Directors adopted these rules pursuant to the Association's rule-making power in with Section 4.2.7 of the Condominium Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Westlake Villas (the "Declaration" or "CC&Rs"), as may be amended from time to time. The Board of Directors (the "Board") may modify these Rules from time to time, in conformance with the governing documents and state law. The terms defined in the CC&Rs and the Bylaws have the same meaning when used herein unless the context indicates a contrary indication.

Purpose:

The purpose of these Rules is to specify parking regulations within the Development. They will also allow the Association to better enforce the Rules within the development.

Effect:

The effect of these Rules is to provide clarification for the parking enforcement and regulations. It also provides the Association with the authority to post signs summarizing these Rules.

ASSOCIATION RULES – PARKING

B-9: PARKING

Vehicle parking within the community is severely limited and these rules are provided to help clarify parking regulations:

- a) Each Unit shall always have one exclusive use garage conveyed with the title to the Unit.
- b) Garages must be utilized for the parking of the resident's authorized vehicle(s) to its full capacity.
- c) Each Unit with a one (1) car garage is allotted one (1) parking permit. Units with a two (2) car garage are not allotted a permit without prior written authorization from the Board. Parking permits are issued when vehicles are registered with Management.
- d) Residents shall not park in the designated visitor spaces between the hours of 9:00 AM and 6:00 PM. Violators are subject to be towed at owner's expense.
- e) All cars parked on the property between 8:00 PM to 8:00 AM must display a valid parking permit in plain view. If the parking permit is not displayed in plain view, the vehicle is subject to be towed at owner's expense.
- f) Residents with motorcycles must register their vehicle with Management. Motorcycles that are not registered are subject to be towed at owner's expense. Due to permit theft, motorcycles are not required to display a parking permit as long as they are registered with Management. If a guest brings a motorcycle to the Property during permissible guest parking hours, they must notify management to ensure their motorcycle is not towed due to a lack of registration.

- g) Residents shall not park in the designated handicapped spaces, without a disabled parking placard, license plate, or in violation of the state laws.
- h) No Owner shall be permitted to park more than two vehicles within the community without prior written authorization from the Board.
- i) No trailer, camper, mobile home, commercial vehicle, truck (other than a standard size pick-up truck), inoperable automobile, or similar equipment shall be permitted to remain upon any area within the property, other than temporarily, unless they are parked in a garage with the door capable of being closed.
- j) Commercial vehicles shall not include sedans or standard size pick-up trucks that are used both for business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board.
- k) No noisy, smoky or off-road unlicensed vehicles shall be operated upon the Property.
- l) Vehicles shall display current DMV registration at all times.
- m) Visitor parking is 8:00 AM to 8:00 PM. Visitors/guests may not park overnight in the Property.
- n) Vehicles shall not remain in the same parking space for more than seventy-two (72) consecutive hours without prior written authorization from Management. If the vehicle has not moved after seventy-two (72) hours the vehicle is subject to be towed at owner's expense.
- o) Vehicles shall not be parked in a manner that restricts the ingress and egress of garage areas, driveways, streets or sidewalks.
- p) No more than one vehicle, including Motorcycles, may be parked within the same parking stall.
- q) Motorcycles shall not be parked in front of a unit entry door.
- r) Should open parking spaces be full and not available to additional vehicles, these vehicles shall be parked outside of the community.

CERTIFICATE OF SECRETARY

The undersigned declares that she is the duly appointed Secretary of the Association and that the foregoing Rules were duly approved by at least a majority of the Directors at its meeting held on _____, 2020, and that said Rules remain in full force and effect.

Dated: Dec 21, 2020



_____, Secretary