

# Portofino Homeowners Association

## ***Parking Passes for Court Homes***

*Sept 1<sup>st</sup> 2024*



Dear Portofino HOA Residents,

Back in 2021, in an effort to reduce the parking problems reported by owners, the Association introduced a parking pass system for all residents in the private courts throughout the complex. All passes are numbered and assigned to specific addresses and are must be displayed from the rear-view mirror any time that a vehicle is parked in any of the outdoor spots within the courts. Vehicles observed or reported without their pass displayed may be subject to ticketing, fines, and possibly towing if left unattended for a length of time. A private parking patrol has been engaged to assist the Board in enforcing this policy in a fair and equitable manner. If you need a replacement pass, we have them available for \$25. at our office, but please note that only one active pass is permitted per address.

Parking on the public streets (Brunello, Tocia,, Rosso, Gabiano, and Portofino Ave.) remains available for parking on a first come, first serve basis, however, the Board asks that you please be courteous to your neighbors and refrain from parking in front of other peoples homes as much as possible.

### **A REMINDER:**

***Parking in certain areas of the public streets is PROHIBITED ON GARBAGE PICK UP DAYS, which were recently changed to Thursday mornings. These vehicles are subject to police action. PLEASE remember not to park in the marked NO PARKING zones from Wednesday evenings through Thursday mornings until after the garbage is picked up.***

As always, we welcome your input and questions on this matter. Please feel free to contact our office or email me with any questions. The Board meets every first Wednesday of each month and we hope to see you there!

- Board of Directors

**PLEASE SEE PARKING RULES ON PAGE 2**

## **GARAGES AND PARKING**

**1. Garages.** All residents must park their vehicles in their garages, to the extent possible. Each garage must be used for parking of the number of automobiles the garage was designed to accommodate. Garages are to be used for parking vehicles only and shall not be converted for storage, living or recreational activities. Garage doors are to be kept closed except when vehicles are entering or exiting the garage. Doors to garages shall be kept closed except for the removal or entry of a vehicle there from or thereto.

**2. Visitor and Resident Parking.** Visitor parking is allowed in designated guest parking spaces only. **No vehicle may be stored or parked anywhere outside of a garage for more than 72 consecutive hours.** Designated parking spaces within Court yards, as defined in CC&R Section 1.8 or its successor, are reserved for the use by the Owners of the abutting Courtyard Lots and their guests on a first come, first serve basis. However, an Owner of an abutting Courtyard Lot may park only one vehicle in a designated Courtyard parking space, but only if at the time an Owner attempts to park in the Courtyard, the maximum number of the owner's vehicles for which that Owner's garage was designed are parked in that garage. **The Board uses a system for identifying the vehicles of Owners and their guests and the corresponding authorized courtyards in which they may park. These color-coded, numbered passes must be displayed at all times when parked in the courts. Only 1 tag will be issued per home. Replacement passes are available for \$25 each. When issued, the old number will be cancelled and may no longer be used.** Violations of these Rules and Regulations are violations of the Association's Governing Documents and are subject to all available rights, remedies and enforcement options therein. Any vehicles parked in violation of these rules may be towed at the Owner's expense.

**3. Fire Lanes and Parking Restrictions.** There shall be no parking in any marked fire lanes. Parking vehicles, motorcycles, mopeds or bicycles are prohibited on sidewalks within the Community.

**4. Vehicle Maintenance.** No repairs, restorations, or any mechanical maintenance of any motorized vehicle, boat, trailer, aircraft, or other vehicle or equipment shall be conducted in the Community, including all Private Streets and within an enclosed garage, with the exception of minor or emergency automobile repairs. All authorized vehicles, motorcycles, mopeds and bicycles within the Community must be operable and possess a current license and registration.

**5. Noise.** No one shall race engines, honk horns, spin wheels, permit engines to idle excessively or otherwise create Current Portofino Parking Rules unnecessary noise with motor vehicles or the sound and automotive speaker equipment. All motor vehicles must have adequate muffler and exhaust systems. **5. Prohibited Vehicles.** No motor homes, campers or recreational vehicles, boats, trucks or similar equipment shall be parked in the Development.

**6. Towing.** Any vehicles parked in any manner that obstructs free traffic flow, constitutes a nuisance or creates a safety hazard or in violation of these rules may be towed away at the vehicle owner's expense. Owners should contact the Property Management Company or the appropriate party as designated by the Property Management Company, who shall be responsible for taking appropriate action, including, if necessary, calling the towing company. The Association is NOT obligated to provide any notice (including, but not limited to, a letter mailed to the Owner or a notice posted on the vehicle) to a vehicle owner and/or an Owner before the vehicle is towed and/or an Owner is fined or penalized due to violations of these rules.

**7. Speed and Lights.** All drivers must maintain safe and proper speeds and observe a maximum speed of 15 miles per hour while driving in the Community.

**8. Oil Leaks.** Excessive oil leaks and stains caused by a user's vehicle within the Association Property will be subject to fines and/or the cost of cleanup and repairs. Preventative maintenance of your vehicle will help to alleviate this issue.