

## **PARKING GUIDELINES**

### **LAS BRISAS HOMEOWNERS ASSOCIATION**

There are 24 common area parking spaces defined with white lines. **The purpose of these rules/restrictions is to assure that these limited spaces are used as intended – available on a short-term basis, primarily for guests.**

**The following limitations apply:**

#### **Towable offenses:**

1. Parking is only permitted in designated parking areas.
2. Vehicle “storage” is not permitted.
  - a. All Owner vehicles must be kept on owner’s lot – either in the garage or in the driveway. Owners may use guest spaces temporarily, for example to allow for a workman’s vehicle, driveway repairs, pool visits, etc.
  - b. Residents cannot park in designated parking spaces between the hours of 6 PM and 6 AM<sup>1</sup>. The exception would be for when residents choose to “swap” common parking for their driveway as a convenience for their guests.**
  - c. Any vehicle parked over 48 hours in the same guest parking spot is considered “storage”.
  - d. Vehicles leaking fluid in any amount (other than H<sub>2</sub>O) are in violation of Hypoluxo Ordinance 155.
  - e. Vehicles must be in good running condition<sup>4</sup> to be parked on Las Brisas common Property.
  - f. Parking on the grass is never permitted.
  - g. Parking on the roadway is not permitted except for drop off or pick up purposes – 5 to 10 minutes maximum. This includes contractor vehicles, but excludes community service vehicles (landscape, pest control, etc.) Parking in the roadway is prohibited as per Article 10.10.
  - h. Prohibited vehicles<sup>6</sup> must be removed from the premises no later than **6 PM** except in the case of an emergency.
  - i. No vehicle can block access to driveways, fire hydrants or impede traffic flow at any time.
  - j. Vehicles cannot be covered when parked outdoors, even in the owner’s driveway.
3. Recurring events, gathering, meetings, clubs, parties etc., will be subject to limited parking in guest spots. Such events are limited to **5** (five) vehicles at any one time in guest parking. Parking in the roadway is prohibited as per Article 10.10.

**Exemptions:** Official Marked law enforcement vehicles are exempted from restrictions of guest spaces.

**Note:** See Las Brisas Documents Article 10.3 regarding Prohibited Vehicles.

Parking violations will be “noticed<sup>2</sup>” and can be remedied by the fining process under the “Process for Rules Enforcement”<sup>7</sup> or by towing as per Declaration Article 10.10<sup>5</sup> and/or Article 10.3<sup>6</sup>. The towing of vehicles parked outside the designated parking<sub>3</sub> areas can be at any time and without notice as per Article 10.10<sup>7</sup>. Violators may be cited and towed by county code.

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<sup>1</sup> *overnight parking = parking 6 PM to 6 AM*

<sup>2</sup> *noticed = dated “Violation” sticker affixed to vehicle’s window; or orally or by mail*

<sup>3</sup> *designated parking = the 24 lined off spots (white lined) in the common area behind the buildings 9 thru 13, opposite building #7, **south of building #8** and opposite the cabana*

<sup>4</sup> *good running condition = vehicles must be properly registered and in legal operating condition for public roads*

<sup>5</sup> *No parking shall be permitted on the grass or swale areas, and all parking shall only be permitted in designated parking spaces. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations promulgated by the Board from time to time may be towed, without prior warning, at the sole expense of the owner of such vehicle.*

<sup>6</sup> *Except as provided below, or as otherwise approved by the Association from time to time, no commercial truck, commercial van, bus, recreational vehicle, mobile home, motor home, camper, trailer, vehicles with more than four (4) wheels, or similar vehicle may be kept overnight on the Property, including within the designated parking areas (the "Prohibited Vehicles"). Prohibited Vehicles include, but are not limited to, those (i) not designed primarily for the routine transportation of people, rather than equipment or goods, or (ii) bearing any advertising, logo, or other signs or having printed on the sides, front, or rear of same reference to any commercial undertaking or enterprise, or (iii) containing tool racks, saddle racks, or other elements of a commercial nature.... No vehicle shall be left within the Property for more than one business day if not capable of self-propulsion..... The Association shall have the authority to formulate appropriate Rules concerning the use of any such parking/storage area, including reasonable charges therefore...*

<sup>7</sup> *“The Board hereby authorizes the Rules Enforcement Committee to arrange for appropriate signage to be posted at the front gate and elsewhere on the Property indicating that violation of Parking Restrictions and other provisions of Articles 10.3 and 10.10 of the Declaration may result in fines and/or towing of the offending vehicle(s). The Rules Enforcement Committee may recommend to any Board member that an offending vehicle be removed from Association property. The Board Member may arrange for the towing, directly or if appropriate, through the Las Brisas Property Management, after suitable warnings have been given. A suitable warning is defined as (1) a direct warning (verbal or written) to the driver, vehicle owner or unit owner responsible for the vehicle (if known) or (2) a Violation Notice appended to the windshield of the offending vehicle, or (3) any other notice reasonably designed to notify the driver, vehicle owner or unit owner responsible for the vehicle that his/her vehicle is in violation of the Declarations and Guidelines of the Las Brisas and is subject to removal by towing and impoundment.”*