

INDIAN HILL TOWNHOMES ASSOCIATION

SAFETY AND PARKING IMPROVEMENT PLAN PARKING RULES AND REGULATIONS

(Rev.7/24/17)

All Indian Hill Townhomes Association (IHTA) residences have a two (2)-car garage. The CC&Rs clearly state that each owner/resident shall ensure the garage is being utilized to its maximum designed capacity for the parking of vehicles. Therefore, two (2) vehicles must be parked in the garage unless an exception has been made due to oversized vehicle or other issue for which the IHTA Board of Directors has given special permission. All common area parking is designated as permit parking ONLY. Vehicles MAY NOT park in the common area parking spaces unless they have been PROPERLY authorized or placed on the Safe List. (Note: This revised program replaces hang tags and /or physical permits with License Plate based permitting).

The Board of Directors has revised the Safety and Parking Improvement Plan (SPIP) to address the parking issues. Designed to regulate and monitor vehicle parking within the community and to obtain compliance of the parking rules, the IHT Board will adopt a license recognition program effective October 1, 2017.

As stated in the IHTA Bylaws, the Board of Directors has the obligation to administer and enforce the CC&Rs and Parking Rules. The attached procedures with Patrol One are established to implement the revised Parking Program effective October 1, 2017. As a reminder, we are also including some basic reminders.

1. Per the CC&Rs, the garage may not be modified so as to preclude the accommodation of a standard passenger car(s) or truck(s). This means cabinets or shelves may not interfere with the parking of a vehicle, nor miscellaneous items (storage boxes, etc.).
2. Every effort must be made to fit the vehicles, including oversized vehicles, into the garage. If the vehicle in question can safely be parked in the garage, it cannot be issued an additional permit. The key word is safely, not comfortably.
3. VEHICULAR REPAIR AND/OR MAINTENANCE: Personal vehicle repair, maintenance, or restoration is not permitted except wholly within the unit's garage. However, such activity shall at no time be permitted if it is deemed to be for compensation or such activity results in hazardous waste and/or constitutes a fire hazard.
4. VEHICLE SALES: Resale of personal vehicles is permitted for occasional sale of private vehicles. At no time is such resale activity permitted if deemed to be for commercial gain or results in unsafe practices or visits by those considered a risk to the security of the complex.
5. VEHICLE WASHING AND MAINTENANCE INSPECTION: Washing of personal vehicles is permitted if kept to a reasonable frequency and is not for commercial gain. Vehicles should be parked in front of the unit's garage and only for the duration of the washing and maintenance inspection.

6. STORAGE PARKING: Vehicles left in any common area or designated parking space(s) for more than 96 hours following issuance of a citation placed on the vehicle will be considered as stored or abandoned and will be subject to tow at the vehicle owner's expense. Vehicles must be moved at least one mile or to the public streets.
7. PARKING FOR LOADING AND UNLOADING: Vehicles may be parked in front of a garage or on the private streets for the purpose of loading, unloading, or washing of the vehicle and only for a period not to exceed 40 minutes. Such parking at night should include use of the vehicle's flashing hazard signals.
8. ENFORCEMENT: Each owner is encouraged to assist in the enforcement of all speed limits and vehicle rules by notifying the Property Management Company, the contracted Security Patrol Company, and/or local law enforcement of actions which violate same, or which constitute unacceptable or unsafe conduct by residents, guests, or intruders.
9. SPEED LIMIT: The confined nature of the IHTA complex requires safety at all times for the safety of children, animals, and property with a recommended speed not to exceed 10 MPH.

VEHICLE TYPES NOT PERMITTED TO PARK IN IHT PREMISES:

A. Commercial vehicles will not be permitted to park in a stall and will be towed after 96 hours on the property. These vehicles are allowed only in your own enclosed garage. Commercial vehicles are defined as but not limited to vehicles having any of the following attributes:

1. Racks
2. Ladders
3. Tool boxes on the sides
4. Over two (2) tons gross weight
5. More than two (2) axles
6. Vans or buses designed to carry more than ten (10) persons
7. Vehicles wearing the commercial logo or advertising for a business

B. Recreational vehicles will not be permitted. For the purposes of this policy, recreational vehicles do not satisfy the requirements of qualifying vehicles in the garage for additional Parking Permit requests. Recreational vehicles are defined as but not limited to vehicles like the following:

1. Motor homes
2. Personal watercraft
3. Trailers (all types)
4. Unlicensed vehicles
5. Boats

6. Aircraft
7. Cab-over campers

TOWING:

The following violations will result in a fine and/or towing at the vehicle's owner's expense:

1. VEHICLES PARKED IN A FIRE LANE.

Including but not limited to any of the following:

- a. Fire lanes or alleys
- b. Within 15 feet of a fire hydrant

2. VEHICLES PARKED OUTSIDE OF DESIGNATED PARKING STALLS:

Including but not limited to any of the following:

- a. Along any curbs or sidewalks
- b. In front of homeowner driveways
- c. In front of homeowner garages (except as noted above)

3. VEHICLES PARKED IN COMMON AREA PARKING SPACE WITHOUT BEING SAFELISTED

- a. Recreational vehicles (definition above)
- b. Commercial vehicles (definition above)

4. STORED OR UNMOVED for 96 hours with or without a permit

5. VEHICLES STRADDLING OR BLOCKING SIDEWALKS

While a Notice or Citation will be placed on vehicles in violation of the association rules, these notices are provided as a courtesy only. The Association or the contracted Security Patrol Company will not be responsible should any vehicle be towed for violation of this Policy, whether or not a notice or citation was received on the vehicle.