

Deletions are in strikethrough font.  
Additions are in italics font and highlighted

## Rules & Regulations (Section VI amended Jan. 2023)

### VI. Parking, Driveways and Garages

1. Occupants may park their vehicles only in their ~~assigned~~ *own* garages or those spaces designated for resident parking by the Board of Directors. *Both parking areas are for resident parking only.* Parking in non-assigned resident parking spaces is limited to ~~48~~ *72* hours. Long-term storage of vehicles, RVs, boats, etc. is prohibited.

2. ~~Interior designated parking spaces have a 48 hour limit and are only for resident's use. They are not for guests.~~ *Vehicles known to be inoperative or that are visibly gravely disabled may not be parked in HOA spaces at any time. Efforts will be made to notify the owner to possibly give them some time to remove the vehicle, but vehicles meeting this category as determined by a quorum of Directors may be towed away at the owner's expense and possibly without notice.*

3. In late 2022 a limited-term paid Parking Space Lottery Program (PSLP) was instituted by the Board. It created a Permit Only Parking Area out of the five parking spaces at the northeast interior portion of the Complex. Vehicles without a proper permit in those spaces may be towed away at the Owner's expense. Authorized occupants of those spaces are still subject to all the existing parking restrictions within Section VI of the R&R. Refer to the PSLP Policy and Application Form for further details.

~~3-~~ *4.* The maximum speed is 5 mph.

4- *5.* No automobile or other vehicle repairs are allowed on any portion of the common area including driveways and alleyways except in an emergency *or for very limited amounts of time (no more than one hour) while the owner remains present. Fire Lanes are enforced 24/7/365.*

~~5-~~ *6.* Storage of gasoline and/or other volatile materials are not allowed in garages, in or in parked vehicles.

A) Volatile chemical materials include any flammable substances such as some paints and aerosol cans.

B) Chemicals are to be construed in the broadest sense of the word to ensure public safety.

C) This restriction does not preclude the possession/storage of small quantities **one gallon or less of up to ten different types** of paint or lawn chemicals for personal use as long as they are secured from public access. Any quantities or substances in question will be ruled on by the Board of Directors.

6- **7. Garage charging of EV's is currently prohibited due to the fact that the HOA pays for the electricity in the garages. This rule was enacted in the Summer of 2021 upon the Board learning that the HOA was paying for at least one owner to charge their EV. However, CA Civil Code 4745 requires that EV charging be permitted in HOA's provided that the EV owner pays the electrical expense. EV owners are therefore required to submit an Architectural Review Request that involves a method for them to pay for electricity in their garage prior to commencing any work on such a project.**

7- **8.** Commercial vehicles are not permitted in any parking spaces.

A) Commercial vehicles are defined not only by the type of license issued to the vehicle but by the use as means of earning income or performing work **as determined by a quorum of Directors.**

B) Large or oversized company-owned vehicles are expressly prohibited.

8- **9.** Fluid leaking from vehicles is not permitted. If fluid leakage occurs, the owner must clean-up the residue immediately **and ensure the leak is terminated or remove the vehicle.**