

Parking Provisions for The Club HOA/Courtside

Parking and Vehicle Guidelines:

There are a limited number of open guest parking spaces throughout the community. These guest parking rules are in place to benefit the residents and their guests to have parking available when needed and to be able to effectively remove vehicles that do not belong within the community.

The Club HOA/Courtside Parking Management Plan

Introduction

The following parking spaces are available to residents and guests on Albany, Chattanooga, and Mankato.

Street name	Albany	Chattanooga	Mankato
Two (2) car garages w/ driveways	6	18	9
Two (2) car garages w/out driveways	6	6	6
# of guest parking spaces on each street	10	10	10
# of units on each street	12	24	15

Parking Management Plan Objective and Strategy

The overall objective of this PMP is to provide definitive parking regulations that are easily enforced by the Homeowner Association, and simple to understand for the Homeowners at The Club HOA. These parking rules are in place to benefit the Homeowners by ensuring parking space are appropriately managed and available to the greatest extent possible.

The objective will be accomplished by enforcing the CC&R's/Rules regarding garage use and managing uncovered parking spaces through the Rules and Regulations as defined below.

Parking and Vehicle Guidelines

The following parking guidelines are hereby proposed:

Permitted Resident Vehicle Notes and Procedures:

- A maximum of six (6) permitted resident vehicles will be allowed to park in guest parking spaces at any one time. Permits will be issued on a first come, first served basis and after a required garage inspection.

- Authorized vehicles will be permitted for a maximum of six (6) months and will not automatically renew. At renewal the garage will be reinspected. Residents must reapply semi-annually.
- An approved resident vehicle application will serve as the vehicle permit and will also be linked to a specific address.
- Residents must park vehicles in their garages or driveways pursuant to the CC&R's/Rules.
- Permitted resident vehicle applications are recorded after the resident has met the above stated requirements and provided information which indicates they have used their two (2) car garage spaces to park properly registered, street legal vehicle(s), and therefore need a permit for an additional vehicle. There is a maximum of one (1) permitted resident vehicle for each qualified household.
- Vehicles not permitted are subject to fines and/or tow during enforcement hours (insert hours).
- Vehicles in violation of California Vehicle Code (CVC) are subject to fines and/or tow.
- Any resident with a special situation requiring an additional authorized vehicle must submit a written request to the management company, for consideration by the HOA.
- Residents wanting to change an authorized vehicle to another vehicle must reapply for a permit (no charge). New vehicles must reapply (no charge).
- Once approved resident vehicle application will be added to The Club system as authorized to be parked overnight in the common area. No decal will need to be placed on the authorized resident vehicle. Authorized resident vehicle applications will act as the permit allowing the vehicle to be parked overnight in the common area.
- No permit is required for the first 72-hour period.

It is the Homeowner(s) responsibility to submit the following items to the HOA management company:

- Complete the resident vehicle application; incomplete applications will not be accepted.
- Schedule your garage inspection.
- Within 14 days of an approved application a check payable to The Club HOA/Courtside in the amount of \$300 will be due.
 - Payments not received within 14 days, the parking permit will be null and void.
- Applications that include two (2) wheeled motor vehicles must be submitted directly to the Board for review/approval.
- Company vehicles:
 - Letter on company letterhead showing your name/authority to have custody/control of the vehicle.
 - Current vehicle registration.

Guest Vehicle Notes and Procedures:

Guest vehicles parked in common area open parking spaces will be safe listed by the resident and permitted to park up to 72 hours.

If your guest stays longer than the maximum allowed 72 hours, you must contact the management company for a variance via the “Courtside Temporary Guest Parking Permit Application” which is found online.

Parking Orientation

Every owner is provided a copy of the CC&R’s and Rules and Regulations at the closing of escrow with detailed parking rules within the community. Subsequently, every time the property changes ownership documents are provided to new homeowners via the HOA.

Parking Enforcement

Parking enforcement will be a collaborative effort between the management company and The Club HOA board. The appropriate documentation/signage has been posted at each guest parking area containing the section of the Municipal Code that authorizes the property management or The Club HOA/Courtside to levy fines and/or towing of vehicles on private property.

Relevant CC&R Parking Provisions

Parking Management Plan:

Any changes to the Parking Management Plan must be approved by The Club HOA/Courtside.

1. No trailer, boat, jet skis, camper, off-road vehicle, golf cart, motor home, bus, other recreational vehicle, or any dilapidated, non-operational vehicle shall be parked or stored in any area of The Club/Courtside community including garages, driveways, common area guest parking spaces or the street. All motor vehicles must have current registration.
2. Residents must park the number of vehicles their garage will accommodate within an enclosed garage or on the driveway.
3. Oversized vehicles will be permitted on a case-by-case basis and must be approved with the application.
4. The guest parking spaces within the community shall be only for temporary parking of authorized vehicles belonging to resident(s) and guest(s). Temporary parking shall not exceed 72 consecutive hours in any 7-day period.
5. There shall be no parking on any street within the community unless within a marked guest parking space.
6. Commercial vehicles shall not be parked within the community or on the private streets except for the purposes of loading or unloading, and then for periods not more than six (6) hours. (A commercial vehicle is defined as passenger vans designed to accommodate more than 10 people, pick-up trucks having a manufacturer’s rating or payload capacity of more than one (1) ton or any vehicle with more than two (2) axels.
7. No major car maintenance or restoration of any vehicle may be conducted in the community without prior written approval of the Board.
8. Vehicles parked in a fire lane, blocking ingress or egress of the community or in front of a fire hydrant are subject to immediate towing without notice at the owner’s expense.

9. Garage doors shall always remain closed, except as reasonably required for entry and exit from the garage and Residents shall ensure that the garage door opener is in proper working condition.