



PROMONTORY POINTE HOMEOWNERS ASSOCIATION

PARKING POLICY

Adopted 2/3/2020

1. Authorized Vehicles:

The following vehicles are Authorized Vehicles: standard passenger vehicles, including automobiles, passenger vans designed to accommodate ten (10) or fewer people, motorcycles and pickup trucks having a manufacturer's rating or payload capacity of one (1) ton or less and vehicles which are the principal source of transportation for an Owner. Authorized Vehicles may be parked in any portion of the Project intended for parking of motorized vehicles subject to **Sections 7.8.3 and 7.8.4** below; however, no Owner may park an Authorized Vehicle in a manner which the Association determines either restricts the passage of pedestrians or vehicles over streets, driveway, or sidewalks in the Project or extends beyond the limits of the space where the Authorized Vehicle is parked. The Association has the power to identify additional vehicles as Authorized Vehicles in the Association Rules to adapt this restriction to other types of vehicles. (Section 7.8.1 of the CC&R's)

2. Prohibited Vehicles.

The following vehicles are Prohibited Vehicles: (a) recreational vehicles (e.g., motorhomes, travel trailers, camper vans and boats) (b) commercial-type vehicles (e.g., stakebed trucks, tank trucks, dump trucks, step vans, concrete trucks and limousines), (c) buses or vans designed to accommodate more than ten (10) people, (d) vehicles having more than two (2) axles, (e) trailers, (f) inoperable vehicles or parts of vehicles, (g) aircraft, (h) boats, (i) any vehicles or vehicular equipment deemed a nuisance by the Board, and (i) any other vehicles not classified as an Authorized Vehicle. Prohibited Vehicles may not be parked, stored or kept within the Property or any Private Street within the Project except for brief periods for loading, unloading, making deliveries or emergency repairs. If a vehicle qualifies as both an Authorized Vehicle and a Prohibited Vehicle, then the vehicle is presumed to be a Prohibited Vehicle unless the vehicle is expressly classified as an Authorized Vehicle in writing by the Board. (Section 7.8.2 of the CC&R's)

3. Garage Use.

The garages shall be used for parking vehicles only and shall not be converted for living, recreational activities, business or storage that would prevent the ability of an Owner, Tenant or Lessee to park the number of vehicles in the garage that the garage was designed for. Doors to garages shall be kept closed except during the removal or entry of vehicles therefrom or thereto. Each Owner, Tenant or Lessee shall ensure that any such garage accommodates at least the number of Authorized Vehicles for which it was originally constructed by Declarant. (A Section 7.8.5 of the CC&R's)

4. Guest Parking:

Vehicles not owned by, operated by or within the control of a Owner, Tenant or Lessee of a Lot in the Property (hereinafter, "Guest Parking") may only be parked (A) in a Owner, Tenant or Lessees' garage, or (B) in an Association Property "guest" parking stall. Guest Vehicles parked in Association Property parking stalls overnight (i.e., between the hours of 5:00 p.m. and 4:00 a.m.) must be safelisted. Guest vehicles may not be parked in Association Property parking stalls overnight for more than twenty (21) days within a one-hundred eighty (180) day period. Owners, Tenants or Lessees' must safelist their guests vehicles by contacting **Power Security Group at 877-769-3703 or via email at promparking@gmail.com**. If a vehicle requires safe listing beyond the twenty one (21) days you must contact Encore Property Management at (951) 279-3934. Keep in mind there is no guarantee that a vehicle will be safe listed beyond the twenty-one (21) days. Guest vehicles will be towed if they do not follow the above.

When you have guests, please advise them not to park in stalls that are assigned to "A" units or marked "Resident Reserved". Any vehicle found to be parked in an assigned or reserved parking stall without an assigned hanging tag will be subject to immediate tow at the Owners expense.

5. Enforcement

Fire Hydrants

Parking of any vehicle within fifteen (15) feet of a fire hydrant is a fire lane violation and will be immediately towed without notice.

The Moreno Valley Fire Department is the primary response agency for fires, emergency medical services, traffic accidents and more. These emergency vehicles must be able to reach a person in need or incident in a timely fashion. Any vehicle found parked in the fire lanes will be immediately towed at the Owners expense. No Exception. All fire lanes are clearly marked with either red curbing or signs **All streets within Promontory Pointe Homeowners Association are considered fire lanes.** Parking vehicles in front of your garage is a fire lane and subject to immediate tow at the Owners expense.

Handicap Spaces:

No Vehicle may park in a parking stall marked as Handicap Parking. The only vehicles allowed to park in the Handicap Parking are vehicles displaying a license plate or placard issued by the California Department of Motor Vehicles. All others will be towed without notice at the Owners expense. All Owners, Tenants or Lessees' are allotted up to two (2) vehicles in the Association. An Owner, Tenant or Lessee cannot utilize Handicapped Parking as their **personal** parking stall, unless they own and operate a "Mobility Vehicle" that is too large for garage parking. In that case, please contact Management to request "Reasonable Accommodations" from the Board of Directors. This will only be considered for Mobility Vehicles that have a handicapped license plate or placard registered to an Owner, tenant or lessee.

A Units:

Each A unit is assigned one (1) parking stall in the open parking area. Any vehicle parking in an “A” unit parking stall must display a hanging tag assigned by Promontory Pointe Homeowners Association through the Management Company. If there is no hanging tag displayed on the vehicle, that vehicle is subject to immediate tow at the Owners expense. “A” units can only park in their assigned “A” unit parking stalls.

6. Parking Infractions:

Vehicles parked in violation of these rules within a sixty (60) day time period, will be treated as follows:

- (i) First Violation: Warning Notice
- (ii) Second Violation: Warning Notice
- (iii) Third Violation and all subsequent violations: The violating vehicle may be towed at the Owners expense.

Notwithstanding the above, a vehicle is subject to immediate tow without warning if it is parked within fifteen (15) feet of a fire hydrant, parked in a marked fire lane, or in a manner which interferes with any entrance to or exit from the Property or any Lot in the Property. **All streets in Promontory Pointe Homeowners Association are fire lanes.** Parking vehicles in front of your garage is a fire lane and subject to immediate tow.

7. General Restrictions:

All Authorized Vehicles owned or operated by or within the control of an Owner, Tenant or Lessee and kept within the Project shall be parked in that Owner, Tenant or Lessees’ garage or assigned parking stall. **All unassigned parking spaces within the project are guest parking stalls and no Owner, Tenant or Lessee shall park within these stalls.** There shall be no parking in the Project that obstructs free traffic flow, constitutes a nuisance, violates the Association Rules, or otherwise creates a safety hazard. The parking areas in the Property shall be used for parking Authorized Vehicles only and shall not be used for storage, living, recreational or business purposes. No maintenance, repair, restoration, or construction of any vehicle shall be conducted on the Property. (Section 7.8.3 of the CC&R’s).

Any vehicle that lacks an engine, wheels, tires, doors, windshield, or a major component necessary to operate safely on the highways, will be immediately towed at the Owners expense.

If a vehicle is parked in another Owners, Tenants or Lessees’ assigned or reserved parking stall, such vehicle will be subject to immediate tow at the request of the Owner, Tenant or Lessee of the assigned space.

If a vehicle is towed **DO NOT CALL ENCORE PROPERTY MANAGEMENT.** Contact the Moreno Valley Police Department, they will be able to advise you where the vehicle has been towed.

ANY VIOLATIONS OF THE ABOVE MAY RESULT IN THE VEHICLE BEING TOWED AT THE OWNER’S EXPENSE.

8. Resident Reserved Parking Permits:

The number of Association Property parking stalls available for use by Owners, Tenants or Lessees' is limited. Owners, Tenants or Lessees' may only park their vehicle in an Association Property parking stalls if the Owners, Tenants or Lessees Vehicle displays a valid Resident Reserved Parking Permit. An Owner may apply to the Association for issuance of a single Resident Reserved Parking Permit by submitting a completed application (available from the management company) and satisfying the following qualifications:

1. The Owner, Tenant or Lessee must submit to a garage inspection to enable the Association to confirm that the Owner, Tenant or Lessees' is using the garage for the parking of the number vehicles for which the garage was originally constructed.
2. The number of Owner, Tenant or Lessees' vehicles attributable to the Owners, Tenants or Lessees' Lot is three (3) or more.
3. The number of licensed drivers residing in the Owners, Tenants or Lessees' Lot is three (3) or more.
4. The Owner of the Lot is in "good standing" with the Association, i.e. not (A) delinquent in the payment of any Assessment of any kinds, and (B) currently under suspension of any Association membership privileges as the result if a disciplinary hearing before the Associations Board of Directors.
5. The Owner, Tenant or Lessee has paid the annual Resident Parking Permit fee of \$500.00.

9. Revocation or Suspension of Parking Permit:

A Resident Reserved Parking Permit may be revoked or suspended by the Association's Board of Directors if it determines, pursuant to Article XII of the Associations Bylaws, that the Owner, Tenant or Lessee no longer satisfies the necessary qualifications for issuance of a Resident Parking Permit.

Owners, Tenants or Lessees' whose Resident Parking Permits have been revoked or suspended are not entitled to refunds of any portion of the annual Resident Parking Permit fee paid for such Resident Reserved Parking Permits.

Owners, Tenants or Lessees' safe listing privileges may be suspended by the Association's Board of Directors if it determines that the Owner of the Lot in not in "good standing"

OFF-SITE OWNERS. IT IS YOUR RESPONSIBILITY TO PASS THIS INFORMATION TO YOUR TENANTS/LESSEES'.