

# **TIMBERLANE II PROPERTY OWNER'S ASSOCIATION**

## **VEHICLE PARKING POLICY**

**ADOPTED MARCH 18, 2004 - EFFECTIVE MAY 1, 2004**

These rules supersede all previous parking rules and regulations used at Timberlane II.

### **I. RESIDENT PARKING**

1. Parking for residents consists primarily of your garage.
  - a. Units with a two-car garage may not utilize exterior reserved spaces or guest spaces. Any vehicles not parked within the garage must be parked on a public street (not Caminito Doha or Caminito Agadir).
  - b. Units with a one-car garage are entitled to one assigned exterior reserved space (only).
2. Parking on driveway **aprons** is strictly prohibited. Vehicles may not be parked parallel in front of a garage, in a fire lane, or anywhere on the street. A limited number of units have a driveway that will accommodate a vehicle to be parked perpendicular (the length of the vehicle perpendicular to the garage door, i.e. front facing in). This is acceptable only if the vehicle fits in the space without, hanging over the fire lane or landscaping, and is not blocking ingress or egress of any other vehicle, to an adjacent garage, parking space or general passage of another vehicle and is not blocking access to a walkway. No part of the vehicle bumper or any part of the vehicle or item affixed to or loaded on the vehicle should protrude into the red line designated as the fire lane.
3. Temporary parking in front of a home is permitted only under the following conditions:
  - a. The resident is washing the vehicle;
  - b. The resident is working in the garage;
  - c. The vehicle is not unattended, while loading or unloading, for a period of one-half hour or less;
  - d. The vehicle will be moved to allow a neighbor normal access in and out of their garage and unit.
4. Residents are not allowed to park in a guest space at any time. Residents parking in guest spaces will be subject to tow at the vehicle owner's expense.

### **II. GUEST PARKING**

1. Guests must use the guest parking spaces or park on public streets (not Caminito Doha or Caminito Agadir).
2. Parking in guest spaces is short term only. The same guest vehicle may use Guest parking spaces without a permit for a maximum of three (3) days in a seven (7)-day period, regardless of the time period parked each day, or the specific space used. Longer guest parking will be subject to tow at the vehicle owner's expense.
3. Timberlane II residents are responsible for the parking accommodations of their guests and visitors and should inform them of the correct parking availability.

### **III. REPAIR OF VEHICLES**

Parking spaces or driveway aprons are not to be used for the repair of automobiles or other motorized vehicles (with the exception of minor or emergency repairs). All debris

and fluids must be cleaned up from such repairs by the resident or tenant. At no time may a resident or tenant conduct repairs on a vehicle that becomes a nuisance or interferes with the neighbor's ingress or egress from their property.

#### **IV. DAMAGES CAUSED TO PROPERTY**

1. Damage caused to asphalt or concrete from vehicles leaking fluids will be repaired or cleaned by the homeowner assigned to the damaged space within fourteen (14) days of receipt of notice from the Association to repair such damage. The homeowner may request an extension of time, in writing to the Association via the management office, in which to complete the repairs. However, if the damage is not repaired or cleaned within fourteen (14) days and the Association has not granted an extension of time, the Association will undertake the repairs and the homeowner assigned to the damaged space will be billed for the costs incurred.
2. Any damage caused to the grounds and/or structures, including but not limited to sprinkler systems and mailboxes, will be repaired by the Association and the homeowner will be billed for the cost of the necessary repairs. In the case of a tenant occupied unit, the homeowner will be billed for the cost of such repairs to damages caused by their tenants.
3. Residents will be held responsible for any damage done to parking spaces, landscaping, and/or structures by their guest or visitors.

#### **V. PROHIBITED VEHICLES**

The following vehicles shall be considered Prohibited Vehicles and shall not be parked anywhere within Timberlane II, including guest spaces and assigned spaces: tow trucks, boats, campers, fifth wheel vehicles, trailers, other recreational vehicles, and commercial vehicles. (*Exception:* A commercial vehicle may temporarily park within Timberlane II in the case of a vendor or contractor providing commercial services to a resident or to the Association.)

A commercial vehicle is a vehicle designed, used or maintained for the transportation of property, persons for hire, for profit, or for business purposes (e.g., stake bed trucks, tank trucks, utility dump trailers, dump trucks, step vans, concrete trucks, buses, or vans designed to accommodate more than ten (10) people, vehicles having two (2) axles or more, etc. Government emergency vehicles are exempt. A standard size pick-up truck outfitted with dual wheels with two (2) or more axles and a payload capacity of more than 3/4-ton, racks or a shell higher or wider than the cab shall be considered a recreational or commercial vehicle. Any vehicle with no side windows, or outfitted with a commercial roof rack or construction rack, commercial markings or materials, or any exterior equipment normally used for commercial purposes shall be classified as a commercial vehicle.

#### **VI. ILLEGAL PARKING IN RESERVED SPACES**

Towing of vehicles illegally parked in a reserved or assigned space is the responsibility of the resident assigned to such space. To have a vehicle towed from your "reserved" space, please contact the towing company published in the monthly newsletter and posted throughout the community.

#### **VII. PENALTY FOR VIOLATIONS**

The penalty for a parking offense may be a warning notification or the vehicle may be subject to immediate towing without further notice.