

RAVENSWOOD HOME OWNERS ASSOCIATION

Parking & Enforcement Policy

The purpose of this policy is to clearly define the on street parking requirements as governed by the HOA CC&R's and to establish procedures for enforcement.

CC&R Governing Paragraphs.

CC&R's Page 32 section 8.24. Garages and Parking of Family Vehicles. "Family vehicles may be parked in any public or private street within the Project **only on a Nonrecurring and Temporary Basis**, and no other on-street parking is permitted within the project.

Definitions

CC&R's Page 5 section 1.25. "Nonrecurring and Temporary Basis means the parking of vehicles of any type either (i) for the temporary purpose of loading and unloading non-commercial items for use on the Lot; (ii) for temporary parking by guests or invitees of an Owner **that do not involve overnight parking**; or (iii) for temporary parking of the vehicles of an Owner or the Owners Permittees for cleaning or special events **that do not involve overnight parking** and that do not occur on a frequent or repetitive basis."

1. The CC&R's are clear that overnight parking on the street for any purpose is prohibited.
2. Nonrecurring and temporary basis clearly defines the only 3 purposes for on street parking.

Procedure and Enforcement

- All duly elected HOA Board Members as well as the representative of the then current Management Company, are authorized to "Tag" cars that are in violation of the CC&R's.
 - i. "Tag" is defined as placing a warning sticker(s) (format to be determined by Board of Directors) on the violating vehicle.
 1. Tag will instruct the owner to remove vehicle from the street immediately. This will constitute a "1st Warning"
 2. If the vehicle remains for 24 hours, or is parked on the street on a recurring basis it will be tagged with a "2nd Warning, FINE" which will instruct the owner to remove the vehicle immediately or be subject to tow. The fine will be \$ 25.00 and is subject to revision by the Board of Directors by majority vote.
 3. If the vehicle remains parked on the street regardless of location on the street for an additional 24 hours or, on street parking recurs a 3rd or subsequent time, the vehicle will be subject to immediate towing without further warning.
 - a. Towing Company shall be All Island Impound or others as determined by the Board of Directors.
- A duly elected HOA Board Member shall reasonably respond to a Homeowners complaints regarding on street parking, or at such time as a violation is noted by a Board Member, shall Tag said vehicle.
- The Board Member Tagging a vehicle must note the color and make of said vehicle, license plate #, location on the property and the day and time of violation. This information must be submitted at the next Monthly Board meeting.
- Overnight parking is defined for tagging purposes, as a vehicle that remains parked on the street between the hours of 10:00 PM and 5:00 AM.

Exceptions

- Social events at a Homeowner House **that does not involve overnight parking.**
 - Dinners, parties etc. are a normal course of life that will entail more cars than can be parked off street. In no case should guest vehicles be parked in such a manner as to block another Homeowners safe egress from their driveway.
 - In no way is this exception to be construed as permission for overnight parking on the street. All guest vehicles must be removed from the street or parked in the host's driveway prior to 5:00 AM. Vehicles parked in the street after that time are subject to Tag.
- 48 Hour Exception Pass
 - The Board of Directors shall issue a 48-hour exception pass to Homeowners, upon written request, for the purpose of parking a vehicle on the street for the purpose of moving either in or out. This pass is limited for the purpose of moving and shall apply only to vehicles that cannot be parked in their driveway because of size. When parked on the street, this exception pass must be clearly displayed in the windshield of the vehicle. This pass is limited to 48 hours and the vehicle will be subject to immediate tow if parked beyond that point.
 - No exception pass shall be issued to a Homeowner for the purpose of overnight guest parking. All guests parking shall be temporary and non-recurring on the street. Overnight guest parking must be in the Host's driveway or off site.

Passed by Ravenswood Homeowners Association Board July 23, 2003.