

## RIVERWALK VISTA HOMEOWNERS ASSOCIATION

### PARKING RULES AND TOWING POLICY

The following Parking Rules and Towing Policy are in addition to and supplement the parking and vehicles restrictions in Section 2.8 of the CC&Rs.

1. Prohibited Vehicles: Prohibited vehicles of owners/residents (as defined in Section 2.8.2 of the CC&Rs), including but not limited to recreational, commercial, and inoperable vehicles, may only be parked in the community as follows:
  - a. Temporarily, for no more than 30 minutes, for purposes of loading/unloading, making deliveries or emergency repairs, except for recreational vehicles which may be parked for no more than 72 consecutive hours for loading/unloading.
  - b. Parked in an owner's fully enclosed garage with door closed, provided the owner has fewer authorized vehicles than the number of vehicles the garage was originally designed to hold.
2. Garage Parking: Owners' garages must be maintained so as to accommodate the parking of one vehicle therein (for garages originally built to accommodate 2 vehicles) and 2 vehicles (for garages originally built to accommodate 3 vehicles). The Association has the right to inspect owners' garages to ensure compliance with this rule or any other parking/garage restriction or rule. (CC&Rs Section 2.8.3(a)(i) and (vii))
3. Street Parking: Owners and guests may park on any street, unless marked or otherwise designated as a 'no parking' zone. However, no vehicle may be parked on the street for more than 72 consecutive hours, or it will be considered abandoned and subject to tow.
4. Guest Parking: Designated guest parking spaces are available on a first-come, first-served basis. Guests may park in any designated guest parking space for no more than 72 hours, in the aggregate, in any one week. Owners shall not park in any designated guest parking space at any time. (CC&Rs Section 2.8.7)
5. Fire Lanes: No vehicle may be parked in any designated fire lane, at any time, or such vehicle is subject to immediate tow at the vehicle owner's expense. (CC&Rs Section 2.8.3(d))
6. Alleyways: Vehicles may be parked in alleyways only on a temporary basis, not to exceed 2 hours in any 24 hour period, for purposes of loading or unloading, unless an alleyway is marked or designated as a fire lane, then vehicle parking is prohibited at all times. (CC&Rs Section 2.8.3 (b))
7. Enforcement and Towing:
  - a. Owners are responsible for ensuring compliance with these rules and other parking restrictions by their family members, guests and tenants.
  - b. Owners' vehicles, or those of their family members, guests and tenants, parked in violation of these rules or any CC&R restriction, may subject the Owner to fines and other disciplinary action, after notice and hearing.

- c. Vehicles parked in violation of these rules or any CC&R restriction are subject to being towed at the vehicle owner's expense, pursuant to Vehicle Code Section 22658.
- d. Vehicles parked in violation of the following, are subject to immediate tow, without notice, at the vehicle owner's expense:
  - a. Parked in a designated fire lane;
  - b. Parked within 15 feet from a fire hydrant; or
  - c. Parked in a manner blocking entrance to or exit from the community or any community facility.

*Adopted by the Board of Directors on 07/23/2018*