

Hidden Meadows Ranch Homeowners Association

PARKING RULES (Effective August 2013)

1. No garage shall be used at any time for residential purposes, business purposes or any purpose that would interfere in any manner with the availability and use of such garage for the purpose of motor vehicle parking for all vehicles attributable to the Owner and/or occupants of the Homesite, up to the number of vehicles for which such garage was designed to accommodate.
2. Parking in driveways shall be permitted only at such times when the Owner's garage is already occupied by the number of motor vehicles for which it was designed to accommodate, and said garage will not accommodate all of such Owner's/occupant's vehicles. Driveway parking is permitted in these circumstances on the condition that the parking does not block any sidewalk or obstruct pedestrian or vehicular traffic in the Community. Full or partial parking on driveway extensions is not allowed.
3. Vehicles belonging to Owners, Occupants or Guests should be parked in the garage or, when that space is filled to capacity, on the driveway.
4. Any vehicle parked on the street between the hours of midnight and 6:00 a.m. is subject to being issued a warning notice and a record will be kept. Violations of more than two times a month are subject to being towed.
5. Owners or occupants may request longer term temporary guest parking on a case by case basis through the property management company.
6. A courtesy notice may be placed on all vehicles parked on the street informing the vehicle owner to contact the property management company with questions or concerns, but a courtesy notice is not required to be placed on vehicles in violation.
7. Parking on the street should be avoided the evening before and the morning of trash pickup.
8. Owners or occupants are asked to report vehicles in violation of the parking rules to the property management company. The report should include a vehicle description, license plate number, date of the offense and if possible, a photo of the vehicle. If the home site where the vehicle is parked has a current phone number or email address on file with the property management company, every reasonable attempt will be made to contact a home site owner before additional measures are taken. Those additional measures may include vehicle towing.

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9. No trailer, camper, boat, recreational vehicle, golf cart, motorhome or similar equipment or inoperable automobile, or commercial-type vehicles (e.g., stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks, limousines or vehicles with commercial signage) shall be permitted to remain within the Community, unless placed and maintained entirely within the garage of a Homesite or obscured from the view of adjoining Homesites and streets.
10. Parking of recreational vehicles and motorhomes on the private streets in the Community is permitted only for loading and unloading, for a limited period not to exceed forty-eight (48) hours. Street parking shall not be permitted on a permanent or repetitive basis. The foregoing restriction shall not be deemed to prevent washing and polishing of such motor vehicle, boat, etc., together with those activities normally incident and necessary to such washing and polishing. Motor vehicles leaking oil shall be repaired immediately so as to not leak oil on Community streets or Homesite driveways. Oil stains shall be immediately removed.
11. Each Owner/Resident must register all vehicles(s) attributable to his/her Homesite with the Property Management Company. The Vehicle Registration Form is attached as Exhibit "B".
12. Parking within fifteen (15) feet of any fire hydrant within the Property shall at all times be prohibited and the offending vehicle may be towed, at the vehicle owner's expense and without further notice.
13. The applicable Public Agency shall be allowed to impose and enforce all provisions of the applicable California Vehicle Code sections or local ordinances contained within the Property.
14. Garage doors shall be kept closed at all times when the garage is unattended.