

**DANBURY PLACE OWNERS ASSOCIATION
PARKING RULES**

I. Authority

Article IV, Section 4.7, and subsections thereto, of the Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) of Danbury Place state:

4.7 PARKING: *Vehicles shall not be parked anywhere in the Project except in compliance with the provisions of this Section.*

4.7.1 Common Area: *Passenger motor vehicles may be parked in designated spaces within the Common Area. No part of the Common Area may be used for repair, construction or reconstruction of any vehicle.*

4.7.2 Garages: *Vehicles of any type may be parked in a garage. Garage doors shall remain closed except when a vehicle is entering or leaving a garage. Garages shall be used only for the parking of vehicles. Garages shall be kept sufficiently clear so as to permit parking of the number of vehicles for which the garage was designed.*

4.7.3 Guest Parking: *No resident may park any vehicles in any space designated as “guest parking.” The Association may establish adopt Operating Rules establishing additional restrictions governing parking within the open parking spaces.*

4.7.4 Removal: *As long as applicable ordinances and laws are observed, including the requirements if Section 22658.2 of the California Vehicle Code if applicable, any vehicle which is parked in violation of the provisions of this Declaration may be removed.*

4.7.5 Streets: *No parking in the private streets is permitted; parking is permitted only in designated spaces.*

4.7.6 Reduction in Parking: *No parking space established by Declarant may be converted to other use. Such parking spaces shall be kept sufficiently clear so as to permit parking for the number of vehicles for which the parking spaces were designed.*

4.7.7 Vehicle Restrictions: *No boat, trailer, camper, commercial vehicle, mobile home, recreational vehicle or any inoperable vehicle shall be parked or stored anywhere within the Project except within an enclosed garage.*

Pursuant to Article VII, Section 7.4 and of the CC&Rs, the Board may adopt Operating Rules for the operation and management of the Project. Pursuant to Article IV, Section 4.14 of the CC&Rs, all use of Common Area is subject to the Operating Rules.

These Parking Rules are Operating Rules and amend, supersede and replace in their entirety all previously adopted Parking Rules or guidelines pertaining to parking or vehicles, wherever set forth. To the extent of any conflict between these Rules and the CC&Rs, the CC&Rs shall prevail.

II. Definitions

A. Unless otherwise defined or unless the context clearly requires a different meaning, the terms used in these Rules shall have the meaning specified in the CC&Rs, or as specified herein:

1. “Boat” shall mean any vessel of any size designed for navigation on water. The definition of boat shall include, but not be limited to: jet skis, canoes, kayaks, rafts, row boats, and motor boats of any description.
2. “Camper” shall mean any vehicle that is self-propelled or is designed to be drawn or towed by a car, truck or other motor vehicle and is intended or designed to be used as a temporary or permanent dwelling, that is typically smaller than a mobile home.
3. “Commercial Vehicle” shall mean any motor vehicle, including but not limited to utility vans and trucks, designed specifically for commercial applications or carrying tools or equipment intended to be used in commercial applications, as well as any motor vehicle displaying advertising signs or other similar markings, including commercial weight limitations information. Commercial Vehicles include, but are not limited to, buses, taxi cabs, and any motor vehicles that disclose names of firms or logos on the body of the vehicle, but do not include police or other government or agencies’ vehicles. Any motor vehicle with permanently mounted racks designed, intended or actually used to carry ladders, lumber, pipe, window panes or other equipment or building materials is included within the definition of a Commercial Vehicle, unless the rack is completely empty and is painted to match the color of the rest of the vehicle.
4. “Guest” or “Guests” shall mean a person or persons whose principal place of residence is not Danbury Place and who stay or park in or at Danbury Place fewer than fifteen (15) days within a thirty (30) day period. The Board of Directors may require Owners and Residents to provide copies of current vehicle registration or other proof of ownership showing vehicles parked in unassigned parking spaces belong to Guests and not to Owners or Residents of the Project.
5. “Inoperable Vehicle” shall mean any motor vehicle that has remained unmoved and/or unattended in a Parking Area or Private Street of Danbury Place for more than seventy-two (72) hours, and/or any motor vehicle that cannot be legally operated on public streets or roadways in the State of California, and/or any motor vehicle that does not display current registration and licensing required for operation of the vehicle on streets or roadways within the State of California.
6. “Mobile Home” shall mean any trailer or such vehicle that is designed to be drawn or towed by a car, truck or other motor vehicle and is intended or

designed to be used as a temporary or permanent dwelling and is typically larger than a camper.

7. “Motor Vehicle” see “Vehicle”
8. “Parked” shall mean the temporary stopping and placement of a vehicle at a fixed location. Temporary connotes a short time frame generally not more than seventy-two (72) hours and indicates a vehicle that is usually driven or operated on a daily basis.
9. “Parking Areas” shall mean the physical areas marked on the pavement, generally by parallel or other painted white lines identifying and designating individual spaces within which to park a single motor vehicle. Parking Areas do not include fire lanes, landscaped areas, sidewalks, driveways outside of garage doors, curbside on Private Streets, or any other areas not specifically designed for and designated as Parking Areas.
10. “Private Streets” shall mean Common Area streets within the Danbury Place Project.
11. “Public Streets” shall mean streets located outside of the Danbury Place Project, that are not Private Streets.
12. “Recreational Vehicle” shall mean any vehicle intended primarily for recreational purposes. This term includes off road vehicles, campers, boats, motor homes, house trailers and similar vehicles.
13. “Resident” or “Residents” shall mean a person or persons who live in a Condominium Unit at Danbury Place as a full-time occupant and/or use it as a primary residence, regardless of whether the person is an Owner.
14. “Stored” shall mean the long-term placement of a vehicle in any parking area or areas. The relocation of a vehicle from one parking area to another in order to maintain the appearance of periodic use, without actual use of the vehicle for personal transportation does not negate a determination that a vehicle is stored. Stored vehicles include vehicles that are unused for periods of time greater than seventy-two (72) hours.
15. “Trailer” shall mean any vehicle that is not self-propelled and designed to carry persons or property and to be pulled or towed by a motor vehicle.
16. “Vehicles” shall mean any conveyance, whether self-propelled or towed, which may be used for the transportation of persons or property on public roads or private roadways or streets.

B. In addition to the above, the following terms used herein are defined in Article II of the Declaration of Covenants, Conditions and Restrictions of Danbury Place.

1. Association
2. Common Area
3. Condominium
4. Member
5. Operating Rules
6. Owner
7. Project

III. Parking Rules

These Parking Rules are applicable to Owners, Residents and Guests. Owners shall notify Residents of the Owner's Condominium and their Guests of the Parking Rules and shall be responsible for the compliance of the Residents of the Owner's Condominium and their Guests with these Rules.

A. All motor vehicles parked or operated within the Common Area shall display current license plates and be maintained in proper operating conditions so as not to be a hazard or a nuisance by reason of noise, exhaust emissions or appearance.

B. No vehicle shall be parked anywhere in the Common Area except in Parking Areas.

C. Forty-five Parking Area spaces are for use by Residents on a first-come, first-serve basis. No Resident may park any vehicles in any space designated as "guest parking". The "guest parking" spaces are for use Guests only.

D. Former Residents may declare their vehicles as Guest vehicles by contacting Danbury Place's property manager and providing all requested documentation within ten business days of their initial contact. Resident-to-Guest conversions are subject to approval by the Board of Directors. Former Residents may only park in guest parking once approval has been given.

E. No vehicle parked in a designated Parking Area shall be parked in a manner that unreasonably interferes with or impedes ready vehicular access to any private or public street or to any other Parking Area or Garage. All vehicles parked in the Common Area must be parked entirely within the marked bounds of a single parking space in a Parking Area.

F. No boats, trailers, campers, commercial vehicles, mobile homes, recreational vehicles, or any inoperable vehicles shall be parked or stored anywhere in the Project except within an enclosed garage.

G. No part of the Project, except Garages, shall be used for maintenance, repair, construction, or reconstruction of any vehicle.

H. Garage doors shall remain closed, except when opened for the immediate ingress or egress of a Vehicle or person.

I. Garages shall be kept sufficiently clear so as to permit parking of the number of vehicles for which the Garage was designed. Although vehicles of any type may be parked within a Garage, the Garages were designed for the parking of two full size automobiles and storage of personal property or other uses that would prevent the parking of two full size automobiles is prohibited.

J. Owners and Residents shall use Garage parking, to the designed capacity of the garages, subject to Subsection M of this Section below.

K. Electric Vehicles may only be charged within the Garages. Electric Vehicles may not be charged within the Common Area.

L. Individuals may not park within the handicapped spaces without displaying a visible, valid permit.

M. The Board may, at its discretion and upon written request of the Resident, grant exceptions to the above rules for circumstances such as construction/renovation/repair work being done in Garage or other extenuating circumstances preventing ordinary use of Garage parking as prescribed above. If approved by the Board, a placard will be issued to the Resident for temporary parking in a Guest space. Exceptions granted pursuant to Subsection J must also be submitted in writing and, if approved, issued a placard which must be kept visible within the vehicle at all times the vehicle is parked in a Guest space.

IV. Enforcement

As long as applicable ordinances and laws are observed, including the requirements of the California Vehicle Code Section 22658, any vehicle in violation of the CC&Rs or these duly adopted Parking Rules, may be towed from the Project. In addition to, or in lieu of towing, violations of these Parking Rules may be enforced as provided for in Article X, Section 10.4 of the CC&Rs. The Association is authorized to institute appropriate legal action, temporarily suspend an Owner's use of the recreational facilities or voting rights and/or levy a fine against an Owner for violations of the CC&RS and Rules.