

PARK MEDITERRANIA

Homeowners Association

NEW PARKING RULES

May 5, 2009

Dear Owners,

The Board of Directors is proposing "New Parking Rules and Regulations" for the Association. The new parking rules are enclosed with this letter. Please take the time to review these rules and anticipate how they will affect you and the community.

If you wish to comment in person with the Board of Directors prior to the adoption of the rules you may attend the next Board of Directors meeting on Wednesday May 27, 2009 at 1097 #62 in the garage. At this meeting you will be given the opportunity to express your ideas and assist the Board in this important decision making process.

If you cannot attend the May 27th meeting you can still communicate your comments, ideas, and opinions to the Board through a letter or e-mail.

Your anticipated participation is greatly appreciated.

Respectfully,

The Board of Directors

◆Professionally Managed By◆
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Park Mediterrania

HOA

**1077/1097 Santo Antonio Drive
Colton, CA 92324**

May 2009

Parking in Park Med

Park Mediterrania has 68 common area parking spaces for homeowners and guests. When the complex was built, it was felt that that would be enough for guest parking since each home has a two car garage,

That is not the case. Many times our guests can not find an open space to park while visiting here. For this reason, your board has opened one of our unusable tennis courts as overflow parking.

Those homeowners that are currently using our common area parking for "storage" (a vehicle that is only used occasionally) are now required to use the overflow parking spaces.

A few spaces will be designated as "RESERVED" and those wanting to reserve a spot will be charged a fee of \$5.00 per month. The balance of the spaces will be on a first come first served basis.

Others using the overflow parking lot for more than daily parking (a stay of more than 48 hours) must get a permit from the management company. Permits can be requested by phone and will be mailed to the homeowner.

Guests will have their own set of rules. Please see the attached for those rules.

We have attached a complete set of Rules and Regulations regarding parking at Park Mediterrania.

Those homeowners who are now parking over 48 hours, PLEASE contact the management company immediately to either reserve your space or to get your permit.

Thank you,

Your board

Park Mediterrania Parking Rules and Regulations

1. No work trucks, RV's or moving trucks of any kind are allowed on property except when making a delivery, performing a service call or being loaded or unloaded.
2. All vehicles must be in good running order (no flat tires, no extensive body damage, no broken windshields etc.). They must be clean and properly licensed and registered.
3. No vehicle is allowed to park on property in excess of 48 hours. At the end of 48 hours the vehicle must leave the property.

Moving the vehicle from one parking space to another DOES NOT constitute the beginning of another time period. Driving the vehicle off property and bringing it back in the same day DOES NOT constitute the beginning of a new time period.

If you drive your vehicles off property to work every day, you will not be in violation of the 48 hour rule.

Parking in excess of 48 hours, as defined above, could result in fines of \$300 plus the cost of title search to locate the owner. If the owner does not live on Park Med, and is parked for more than 48 hours, the vehicle will be subject to immediate towing at the owners expense.

Any guest parking for more than 48 hours must park in the overflow parking spaces.

State law states that a vehicle parked on our common area in excess of 96 hours can be towed. Those vehicles with permits parking in the overflow parking area will not be subject to this law.

Use of the Overflow Parking spaces

1. Any homeowner owning a vehicle whose use, or non-use, violates the time limits outlined in the parking rules of Park Mediterrania is required to use the overflow parking spaces in the designated overflow lot.
2. Any guest of a homeowner may use the overflow parking spaces.
 1. A guest shall be defined as a visitor to the home with a stay of less than 7 days.
 2. A guest must display a notice on the dashboard stating the beginning day of their visit, the ending date of their visit and the address of the property they are visiting.
 3. This statement does not have to be processed through the Management Company.

Any homeowner found to be falsely creating such a statement for their own vehicles will be subject to a \$500 fine plus the cost of title search to locate the owner.

Any guest staying for more than 7 days must request a permit through the management company. This permit must be displayed on the dashboard of the vehicle at all times parked in the overflow lot.

3. Other than guest permits (as above) there are two classes of parking permits required for use of the overflow parking spaces. These permits must be in view on the dashboard of the vehicle at all times while in the overflow parking area.

A. Reserved Spaces;

For a fee of \$5.00 per month any homeowner may reserve space that no one other than he or she may use. Reserving a space guarantees a space.

B. Permitted Spaces;

At no fee, all other vehicles using the overflow space in excess of 48 hours must have a permit executed by the management company. Having a permit DOES NOT guarantee a space.

NOTE: "No available space" will not be an excuse to park overtime in the common area spaces.

4. Any vehicle using the overflow parking spaces will be required to meet all of the other parking Rules and Regulations of Park Mediterrania as stated above.

5. Vehicles parked in overflow parking for extended times (in excess of 48 hours) without leaving the property, that are not reserving a designated space or those who do not have a visible permit on their dashboard will be subject to a fine of \$300 plus the cost of title search to locate the owner.

6. Vehicles identified as NOT belonging to a homeowner, and NOT identified as a guest, will be towed at the owner's expense.

7. Vehicles parked in a Reserved space that is owned by other than the person authorized to use that space will be subject to immediate towing.

8. Vehicles belonging to homeowners (as opposed to guests) parked in the overflow parking spaces with the proper permits for either Reserved or Open parking have no time limits as to the length of time they may remain in those parking spaces.

All other rules, as stated in the Park Mediterrania Parking Rules and Regulations must be observed. \$300 fines will be assessed for any of these violations as well as the cost of title search to locate the owner. Moving vans, work trucks and/or RV's, will not be allowed to use the overflow parking area and will be subject to immediate towing without notice.



Homeowner Parking Permit

Permit

Open parking permit. First come first served.
All parking on Park Med property is at
vehicle owners own risk.



Guest Parking Permit

Permit

Open parking permit. First come first served.
All parking on Park Med property is at
vehicle owners own risk.



Reserved Parking Permit

Permit Space

Reserved parking permit.
All parking on Park Med property is at
vehicle owners own risk.

Visitor
July 1 through July 7, 09

1097- 62

This is a sample of the handwritten parking permit a homeowner would create for his guest of 7 days or less.