

CAMINO VILLAGE HOMEOWNERS ASSOCIATION

2446 FALLWATER LANE, CARMICHAEL, CA 95608

June 16, 2012

Homeowners of Camino Village
Fallwater Lane
Carmichael, CA 95608

Anne DeStefano <i>President</i>
Andy Reid <i>Vice president</i>
Cindy Kaiser <i>Secretary</i>
Leah Cagle <i>Treasurer</i>
Daniel Schif <i>Member at Large</i>

Re: Camino Village Parking Rule

Dear Camino Village Homeowner,

On April 29, 2012, the Board sent you a letter proposing a Parking Rule for Camino Village. The letter contained a provision for a 30-day comment period before finalizing and adopting the rule. The 30-day comment period passed on May 31, 2012. The Board received no comments or questions during the comment period. The Camino Village Parking Rule was finalized and adopted by the Camino Village Homeowners Association Board at the June 13, 2012 board meeting. Therefore, the Parking Rule is now in effect.

The Board has been issuing Laminated Parking Permits to those homeowners who have signed the "Camino Village Owner Agreement." If you have not yet received your laminated parking permit, please contact an HOA Board Member to see about receiving your Parking Permit.

Under the conditions outlined in the attached rules:

A **Laminated Parking Permit** will be issued to each lot in Camino Village for overnight guests without prior board approval up to the limits stated in the attached rule. In addition, owners/residents can request a **Parking Variance Permit** from the board to cover special and temporary circumstances that arise from time to time for everyone.

If you have not yet received your laminated parking permit, in order to receive the laminated parking permit for your home, you must:

1. Read the attached Camino Village Parking Policy Rules and FAQ's.
2. Agree to, and abide by, the rules stated in the attached document by signing the agreement page in the presence of a board member.
3. Display the Laminated Parking Permit - OR - display a Variance Parking Permit in the windshield of any car for overnight situations and as outlined in the attached document.
4. Beginning June 1, 2012, any car parked within Camino Village in violation of the parking rules will be ticketed.

We all want to maintain the charm and property values of our small community. Camino Village has a strong appeal to residents and owners looking for neat, uncluttered streets. The parking restrictions in the CC&Rs are one of the reasons so many of us chose to live here. This clarification is designed to give owners, residents and board members the flexibility to accommodate most parking situations without undue hardship.

Thank you,
Camino Village Board of Directors

Camino Village Homeowners Association **Association Rule for Parking**

Effective Date of this Policy: June 1, 2012.

References: CC&R's Article III, Section 3.4; and CC&R's Article IV, Section 4.6 (a)(ii)(E).

The following Association Rules are in addition to the above referenced sections of the existing CC&Rs regarding use of and parking of vehicles in Camino Village, which remain in effect.

1. Resident Parking:

A. Any person residing within the Camino Village community, whether an Owner, tenant or an Owner, is considered a "Resident."

B. Residents must park all vehicles within their enclosed garage at all times of the day or night with the following exceptions:

i. Residents may temporarily park in their driveway or a guest parking spot while loading/unloading their vehicle, cleaning the garage, or cleaning the vehicle.

ii. Upon prior written board approval, residents may park in driveway or a guest parking spot while work is being done to their lot necessitating tools, equipment, etc. being stored in the garage for a few days.

2. General Parking Rules:

A. The street is a fire lane and must be kept clear for emergency vehicles. Oversized vehicles that extend beyond a driveway or guest parking space and overhang into the street are not permitted.

B. Any violation of the CC&Rs sections on vehicle parking or this policy will be subject to fines per the fine schedule.

3. Guest Parking:

A. Guests may park in the residence driveway or a designated guest parking spot.

B. Each lot will be assigned one (1) guest parking permit to be displayed in the front window of a guest's vehicle. *If a homeowner sells their home and leaves Camino Village, or if a tenant moves from Camino Village, they are asked to leave the parking pass at the residence.*

C. Residents who have a guest with a vehicle who stays overnight for more than 3 nights per week; or, over 6 nights per calendar month must obtain a variance permit from a board member. Overnight parking is defined as parked from 12 am to 5 am.

D. Any Guest who resides within the Camino Village community for longer than thirty (30) consecutive days will be considered a Resident and must park their vehicle according to paragraph 1, above.

E. Carpool parking is never permitted within Camino Village under any circumstances.

F. The secure 4-digit gate code is not to be given out to guests or visitors for any reason unless there is a compelling and justifiable reason to do so. Guests are required to use the kiosk at the front gate to dial the residence to be admitted. The kiosk may be programmed to call a cell phone if a resident does not have a land line. *Note: Gate code usage reports will be downloaded from the security system and reviewed to ensure the gate code is not compromised.

4. Enforcement of Parking Provisions:

A. Vehicles parked in violation of the CC&R's or these Association Rules will be ticketed with a warning notice.

B. Parking violations must be corrected within 24 hours of warning notice.

C. If a parking violation is not corrected within 24 hours another ticket will be issued and a letter sent to the homeowner scheduling a hearing with the board. In the case of a non-owner resident, the resident will also be notified. The owner (and resident, if applicable) will be provided an opportunity to state their case. The board will render a decision and will follow up with the owner (and resident if applicable) in writing within fifteen (15) of days.

D. If the Board renders a decision of non-compliance, a fine of \$50 per occurrence will be levied. This means a fine will be applied for each day/night the vehicle is parked in non-compliance.

E. Such fines will appear on the owner's next month's invoice for the HOA fees. Non-Payment of fees may result in referral to a collection agency, or legal action.

5. Communication with the Board Regarding Parking Policy

A. Communication to the Board of Directors regarding any provision of these Association Rules, such as requesting parking variance permits or exceptions, Etc. is to be made to any Board Member by written notice, or in-person at Association Board meetings. If you do not receive a response within 48-hours you must contact another board member.

B. Approval or denial of a variance permit by a Board member is final.

C. If additional clarification is needed, please contact a board member.

Camino Village Parking Rules - Frequently Asked Questions

I had a guest spend the night unexpectedly. Will their car be ticketed?

Yes, unless they have a permit displayed in the windshield. This is the time to use your laminated permit. You can use it at your own discretion for up to 3 consecutive nights, up to 6 days per month. However, if you have more than 1 car spending the night or staying after midnight, you will have to request a parking variance permit from a board member ahead of time.

What do I do if have a friend/relative that will be staying with me for a couple of weeks?

Contact a board member to request a parking variance permit. You can use your laminated permit for the first 3 days if it is unexpected, giving the board member the allotted time to review your situation. If you know in advance that a guest is expected, request a variance ahead of time.

I have several guests that want to spend the night on a regular basis. Can I get more than 1 laminated permit for my house?

No. Only 1 laminated permit is allowed per address. Additional parking variance permits must be requested in advance through a board member.

I'm planning a party or bridge game with many guests who will have many cars. Do I need to get a parking variance permit for ALL my guests?

As long as guests are not parking overnight and there are available guest parking spaces within the community, you don't need permits.

When I come home from work, I like to leave my car in the driveway for a few hours because I know I'll be running lots of errands that evening. Is this a problem?

Yes. This is a violation where neither permit is acceptable. Resident cars must be parked in garage except for activities as noted in 2B.

When I come home from shopping, I can't easily unload my groceries and children if the car is in the garage. Can I park it in the driveway for a few minutes?

Yes, this is allowed.

Can I leave my car in the driveway while I'm doing laundry in the garage?

Yes, within reason. If it takes you a few hours to do the laundry, on a couple days a week, OK. If you do laundry everyday, all day, it would be a violation

My house parties often last well past midnight, will my guests be in violation of the rules if they leave at 2am?

Yes, this is a violation. Any guest parked, for any length of time, between 12am and 5am is in violation unless they have a laminated or variance parking permit posted in the windshield. Remind guests to leave quietly as excessive noise after 10pm is a violation of county code.

My new car doesn't fit in the garage. Can I get a variance permit?

No. Homeowners must be sure all vehicles fit within their garage with the door closed.

My garage door is broken. What should I do until it can be repaired?

Most doors can be operated manually if it is just the electric opener. If that isn't possible, contact a board member to request a variance permit.

I am having my kitchen remodeled and the workman will be using my garage for several weeks for their saws and materials. Can I use my laminated permit for this time period?

No, since it exceeds 3 consecutive days. Contact a board member to request a variance permit.

Is it a problem if I am part of a carpool and we want to park a car here just during the day, weekdays?

If it is parked in your garage, it is not a problem. If it is in a guest parking space or your driveway, then it is a violation. No permit is allowed for this situation.

If I have a serious illness and I have a nurse/relative coming over daily to help me for a while, is this a problem?

This can be addressed by requesting a variance permit. Contact a board member with the details.

My guest drove off with my laminated permit. Can I get another one?

If you are unable to get it back, contact a board member for a replacement. If you do think you will get it back, but need a permit in the meantime, you will have to request a variance permit. The cost of a lost permit is \$10, owed by the homeowner.

I am going to be working from home now and I have clients that need to see me throughout the week during the day. Do I need to give them a parking permit?

This is not something that can be handled with either permit. This is a violation of CC & R's. No home business can be conducted here that requires clients or employees entering and parking within Camino Village. Guest parking is for resident guests only.

Common sense:

We all like having guests. As the host, please just be sure your guest's vehicles fit within the parking spaces and check that they are not parking on the street, on the lawns, or on top of cement curbs. Damage to lawns, sprinklers and pavement from vehicles will be the homeowner's responsibility to pay for the repair.

CAMINO VILLAGE OWNER AGREEMENT:

By accepting this Laminated Parking Permit, I hereby agree to, and abide by, the Camino Village HOA Parking rules as outlined in this document and the CC&R's. I also agree to ensure that my renters, family and friends abide by these rules.

Owner signature: _____ Date _____

Print Name: _____

Address: _____ Fallwater Lane

Renter/resident signature if obtaining the laminated permit:

_____ Date _____

Witnessed by: _____ Date _____
HOA Board Representative

Homeowner copy

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