

Date: January 9th, 2007
From: Colonial Town Homes Homeowner Association Board Members
To: All Homeowners of Colonial Town Homes

RE: PARKING POLICY

Hello All Homeowners:

Our board members have received many parking complaints which involved resident vehicles parked **indefinitely** at guest parking spaces, vehicles parked at other owners' space, vehicles parked in front of the trash bins, vehicles block-parked, creating a serious access problem to Fire Department personnel in case of a fire. In addition, unit L owner was not able to park his/her vehicle outside just like the others due to the occupancy of the trash bins.

Understanding the inconveniences, frustration, and concern that many have, the board has decided the following parking policy **effective immediately**:

1. Each unit can only park one vehicle outside, specifically, only along the wall corresponding to his/her own unit. No vehicle shall be parked along the garage door.
2. Two guest parking spaces are reserved for guests. They are not for residents to park their vehicles on a daily basis. There is a maximum 24 hours imposed for guest parking.
3. Guest parking space at the corner wall is no longer a guest parking. It will be the reserved parking for Unit L. Unit M should allow enough space for unit L's car to get in and out.
4. No outside parking space may be used for the storage of a damaged / abandoned vehicle.

Enforcement of this policy will be accomplished primarily through a "considerate neighbor" principle. If a vehicle is parked in an assigned space that is not theirs, the "space owner" should remind the violator of the parking guidelines. Remember, we are neighbors and should treat each other with respect.

Repeated violations should be reported to Moller Property Management, attn: Gloria at (626) 444-9964 or the board member (not both). Please provide details such as date, time, vehicle info (picture helps), and nature of the violation. The Board / management office will then get involved. First a written notice will be issued. Upon second notice, a fine will be imposed. Management office will not release your name to anybody, including board members.

Park at your own risk. The home owners association is not responsible for any damages.

Sincerely,

Colonial Town Homes, Board Members

COLONIAL TOWNHOMES PARKING POLICY

1. The speed limit inside the property is 5 MPH. Please adhere to the speed limits and safe driving behavior at all times inside the property.
 2. With the exception of visitors and guests, motor vehicles parked inside the gate at any time must be registered with the association. If you change vehicles or license plates, please notify the association as soon as possible.
 3. We have three spaces available for guest parking at the southeast corner. These spaces are intended strictly for guest parking only. Residents should not park at the guest parking area.
 4. Vehicles left at the guest parking area for 24 hours per day for an extended period of time will be considered to be abandoned and will be towed away at the owner's expense.
 5. No automobile shall be parked or left on any property subject to this Declaration other than on or within a garage, carport or assigned or appurtenant parking stall or space. Garage shall be used for the parking of automobiles only and shall not be converted for living or recreational activities (CC&R Article III, No. 6).
 6. Any vehicle operated or parked inside the property must be in compliance with the Motor Vehicle Code of the State of California.
 7. Any violation to the above policy may result in a fine (not to exceed \$25.00) or the vehicle towed away at owner's expense. The owner of the vehicle is fully responsible for any loss or damage resulting from violations to the above policy.
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