

# TERRACINA AT LAKE FOREST OWNERS ASSOCIATION, INC.

## Parking Policy

This parking policy addresses issues related to the limited amount of guest parking and on-street parking within the Terracina at Lake Forest (TALF) community. Its purpose is to establish parking practices built on the following principles:

- Ingress and egress of emergency vehicles.
- Safety for drivers and pedestrians in the neighborhood.
- Preservation of our streets.

If you have any questions about this policy, contact the Community Association Manager (CAM).

### 1. Parking Requirements and Restrictions

Residents must comply with the following requirements to avoid violation of the policy. Refer to Section 2 Enforcement for the consequences of violations.

**1.1. Vehicle Registration.** All residents (owners and renters) must register all vehicles by submitting a Vehicle Registration and Parking Permit application to the CAM.

**1.1.1. Parking Decals.** All resident vehicles parked in the community must clearly display a decal issued by the CAM at vehicle registration. Decals must be displayed in the vehicle's front windshield.

**1.1.2. Visitor Parking Passes.** Vehicles belonging to residents' guests that are parked in TALF after 10:00 p.m. must display a visitor parking pass, hanging from the rearview mirror. Any unregistered vehicle that does not contain a visitor pass is in violation. Visitor passes are not a substitute for registration decals. They are for temporary use for visitors' vehicles only and may not be used in a vehicle for more than 14 days. Vehicles parked in TALF for more than 14 days must be registered and must display a parking decal.

**1.1.3. Replacement of Decals and Visitor Parking Passes.** Decals and visitor passes must be clearly legible (not faded). Residents must obtain replacements for faded decals or visitor passes from the property management company. Visitor parking passes or replacements for lost visitor passes are available at a cost to the resident of \$25.

**1.2. Preferred Parking Option.** Residents should park in their garages or driveways to free up street parking unless that option is not possible. Failure to do so is not a violation but is an appreciated courtesy to neighbors.

**1.3. Alternating Sides of Street.** Alternate sides of the street are to be used for street parking, depending on the number of the current month (with the months numbered 1–12). Signs displaying the correct side of the street for parking (odd or even, as described in Section 1.3.1) are located at the two entrance gates. Vehicles must be moved to the correct side of the street by 9:00 a.m. on the first day of each month.

**1.3.1. Odd/Even Street Parking.** During odd-numbered months (January, March, May, July, September, and November), street parking is allowed only on the side of the street corresponding to the odd-numbered addresses. During even-numbered months (February, April, June, August, October, and December), parking is allowed only on the side of the street with even-numbered addresses.

**1.3.2. Streets with Only Odd or Even Address Numbers.** Parking on alternate sides of the street also applies on Venice and Livorno. Venice has only even-numbered addresses, and Livorno has only odd-numbered addresses.

**1.3.3. Direction of Parked Vehicles.** All vehicles must be parked in the direction of the flow of traffic on the correct side of the street, depending on the number (odd or even) of the current month.

**1.4. Street Parking Time Limit.** Vehicles may not remain parked in the same location anywhere (including street parking) in TALF other than a resident's driveway for more than 24 consecutive hours.<sup>1</sup> Any vehicle that has not been moved after the second day (within the next 24 hours) is in violation.

**1.5. Prohibited Parking Locations.** The following locations are prohibited from parking at any time.

- a. Do not park in locations that hinder access to any part of another resident's driveway.<sup>2</sup>
- b. No parking within 10 feet of a stop sign or fire hydrant.
- c. No parking on the sidewalk or on top of storm drains.
- d. Double parking is not permitted.
- e. Do not occupy two spaces with one vehicle in parking areas designated by lines. Vehicles are to be parked in accordance with the designated spaces.

**1.6. Prohibited Personal Vehicles.** Residents' trucks or vans that have more than 3/4-ton capacity may not be parked or stored on any portion of TALF.<sup>3</sup>

**1.7. Recreational Vehicles.** Recreational vehicles may not be parked or stored on any portion of TALF other than inside the owner's closed garage except when preparing for use (such as loading supplies) or cleaning up after use. These activities must be completed within 8 hours during the daytime. Recreational vehicles parked on the street for longer than this period are in violation. The term recreational vehicle includes but is not limited to mobile homes, campers, trailers, motorcycles, scooters, four-wheelers, golf carts, boats, and other types of watercrafts.

**1.8. Resident-Owned Commercial Vehicles.** Commercial vehicles of all types may not be parked or stored on any portion of TALF other than inside the owner's closed garage after 10:00 p.m.<sup>4</sup> The term commercial vehicle includes all autos, trucks, vans, and any other types of vehicles that (1) are designed, primarily used, or registered for a commercial enterprise; (2) display images, signs, logos, or any printed information on/reference to a commercial undertaking or enterprise, or (3) have racks for or house tools, ladders, or other commercial equipment.

**1.9. Service Vehicles.** Construction, maintenance, service, or delivery vehicles are allowed parking for a period of time reasonably necessary to provide their services in the community. Any such vehicles parked from 8:00 a.m. to 5:00 p.m. do not require a decal or visitor pass if they are identified (i.e., have a logo on them) and are easily recognized as such.

**1.10. Inoperable Vehicles.** No inoperable vehicles may be parked on the street or in designated parking spaces at any time. Inoperable vehicles must be stored in the owner's closed garage.

**1.11. Prohibited Coverings on Vehicles.** Vehicles parked on the street or in driveways must not be covered with tarps or other protective covers.

**1.12. Voided Parking Permits.** Moving from the community or sale of a vehicle registered in TALF automatically voids associated parking permits.

## **2. Enforcement**

Any vehicle parked in a manner that does not comply with these requirements is in violation. Vehicles that are in violation of the policy are subject to the following enforcement guidelines.

**2.1 Inspections.** Inspections are done at random. To avoid potential violations, residents must abide by the policy at all times.

**2.2 Warnings.** Any vehicle in violation will have one warning placed on the vehicle. If the owner does not correct the violation within 24 hours, the vehicle will be subject to towing for that violation. Any vehicle that has received a warning will continue to be subject to towing for any future violation that occurs within the next 12 months.

**2.3 Towing.** Vehicles that have continuing or repeated violations as designated in Section 2.2 will be towed at the owner's expense without any further warning or notification.<sup>5</sup> The towing company may enforce the parking policy according to its contract with TALF, which allows it to do so.

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<sup>1</sup> [Declaration of Covenants, Conditions, and Restrictions for Terracina at Lake Forest](#), Article VI Subdivision Streets, Section 6.2. No vehicle may remain parked on a Street area for more than twenty-four (24) hours. However, any cars so parked must not be parked in such a way as to hinder access to any driveway, or to create a safety hazard...

<sup>2</sup> [Declaration of Covenants, Conditions, and Restrictions for Terracina at Lake Forest](#), Article VI Subdivision Streets, Section 6.2. No vehicle may remain parked on a Street area for more than twenty-four (24) hours. However, any cars so parked must not be parked in such a way as to hinder access to any driveway, or to create a safety hazard...

<sup>3</sup> [Declaration of Covenants, Conditions, and Restrictions for Terracina at Lake Forest](#), Article III Rules and Regulations, Section 3.6. ...no truck or van with more than  $\frac{3}{4}$  ton capacity, boat, trailer, recreational vehicle or commercial vehicle shall be parked, stored, or otherwise kept on any portion of the Property for more than twenty-four (24) hours, except that any of the foregoing vehicles may be stored in the garage on a Lot so long as the garage door is fully closed while such vehicle is located within.

<sup>4</sup> [Declaration of Covenants, Conditions, and Restrictions for Terracina at Lake Forest](#), Article III Rules and Regulations, Section 3.6. ...no truck or van with more than  $\frac{3}{4}$  ton capacity, boat, trailer, recreational vehicle or commercial vehicle shall be parked, stored, or otherwise kept on any portion of the Property for more than twenty-four (24) hours, except that any of the foregoing vehicles may be stored in the garage on a Lot so long as the garage door is fully closed while such vehicle is located within.

<sup>5</sup> [Declaration of Covenants, Conditions, and Restrictions for Terracina at Lake Forest](#), Article VI Subdivision Streets, Section 6.2. The Association shall have the right to tow repeat offenders' vehicles after placing a warning notice on the vehicle one time.