

**RULES & REGULATIONS  
FOR  
HAWK'S POINTE**

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## HAWKS POINTE HOMEOWNERS ASSOCIATION

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March 30, 2007

**RE: Newly Adopted Rules and Regulations – Parking Policy**

Dear Hawks Pointe Homeowner:

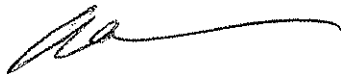
Pursuant to *Civil Code 1357.130*, the Board of Directors approved the attached revised Rules and Regulations at the Board of Directors meeting held at the community park on January 31, 2007. The effective date for the new rule adopted was February 28, 2007.

The newly adopted rules have been incorporated into the attached Rules and Regulations Pamphlet for easy reference.

It is suggested you keep this document with your other association documents for future reference.

Sincerely,

By direction of the Board of Directors  
Hawks Pointe Homeowners Association



Ron Connors, CCAM, AMS  
Community Association Manager

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## HAWKS POINTE HOMEOWNERS ASSOCIATION PARKING POLICY

Adopted January 31, 2007

The following is the adopted community parking program for the Hawks Pointe Homeowners Association.

**Authority:** The Board of Directors has the authority to adopt rules for the community as per the community's governing documents and by the California Civil Code.

**Purpose:** The purpose of this policy is to ensure homeowners will utilize their garages for parking purposes and not for storage, plus to identify those motor vehicles parked within the community as being stored/in-operable or abandoned.

### Definitions:

- **Homeowner.** Person listed on the Trust Deed for the property address within the Association.
- **Tenant.** Any person that has entered into a lease or rental agreement with the homeowner and is living within the Association for a period of more than seven (7) days.
- **Guest.** Any person that is living or visiting within the Association for a period of more than one (1) day but less than seven (7) days.
- **Guest Vehicle.** A guest or visitors vehicle is one that is not of a homeowner or tenant currently residing within the community.
- **Motor Vehicle.** Any motorized vehicle, with the current homeowner/guest name listed on the registration, that is allowed to be driven on any street legally. This does not include recreational vehicles, trailers or oversize work vehicles.
- **Commercial Vehicle.** A vehicle that weighs more than 10,000 lbs and meets the Los Angeles and Orange County Code Enforcement regulations.

### General Guidelines

1. **Priority of Parking.** Priority for parking vehicles is as follows:

1<sup>st</sup> Garages      2<sup>nd</sup> Driveways      3<sup>rd</sup> Street

2. **Homeowner/Landlord Responsibility.** It is the responsibility of the homeowner to present this policy to all potential tenants at the time of signing a lease or a month to month rental agreement.
3. **Guest Parking.** Homeowner's guests may park their vehicles on the street or in the homeowner's driveway when visiting. The term for guest parking is for a period more than one (1) day but less than seven (7) days.

4. **Penalties for Non-Compliance.** The Board of Directors have the authority to take the following action for all non-compliance parking violations only after a Notice of Hearing has been issued and a hearing has been conducted:
- A. First Offense- Warning Citation
  - B. Second Offense: \$100.00
  - C. Third Offense - \$150.00
  - D. Each additional Offense after the 3<sup>rd</sup>: \$200.00
5. **Unauthorized Parking Areas.** Homeowners are not allowed to park any vehicle in the following areas:
- Along any designated fire lane (curb painted red)
  - Within 15' on either side of a mailbox (curb painted green) 8:30AM -5:00 PM.  
(Exceptions: Days of no mail service (i.e. Sundays or holidays) is allowed all day along green curbing, but must be removed by 8:30AM the following day)
  - Parking outward from a curb
  - Vehicles that extend out past the driveway, blocking sidewalks
  - On curbs, sidewalks and front yard lawns.
6. **In-Operable Vehicles.** Vehicles that have become non-operable due to mechanical failure or do not have a current valid registration are not allowed to park within the community. Vehicles found to be in-operable / being stored / abandoned or unregistered parked on a street and a warning citation has been given the vehicle will be subject to being towed as soon as possible.
7. **Commercial Vehicles.** See definition of a commercial vehicle. These vehicles are not permitted to be parked within the community with the exception for contractors doing contracted work at the homeowner's residence only between the hours of 7:00AM till 5:00 PM. Contractors vehicles will not be permitted overnight parking. It is the responsibility of the homeowner to ensure their contractor's employees are abiding by the community parking rules when on site.
8. **Recreational Vehicle Parking.** Recreational vehicles (i.e. motorcycles; ATV's; water crafts) must be parked within the garage. Vehicles unable to park within their garages must obtain Architectural Approval for parking within the community. Motor homes are not allowed to be parked within the community except for a 24 hour period to load and unload only.
9. **Trailers.** Trailers of any type are not allowed to be parked within the community in open view from the common area or from a neighbor's view.

10. **Towing.** The Association's Security Service will be allowed to issue warning citations to those vehicles that are in violation of the parking policy. All citations issued will be forwarded to the Association's Management Company for tracking purposes and issuance of Hearing Notices for repeated violators. Vehicles parked in any red zone, or in violation of Sections 6 & 7, will be subject to immediate towing. All towing expenses will be at the owner's expense.

11. **Vehicle Maintenance.** Parking a vehicle outside to perform mechanical maintenance on a vehicle out in view from the common area is unauthorized. All mechanical maintenance must be performed within a garage with the door closed or off the community.