

The Terraces at Canyon Hills Homeowners Association

MEMO

Date: May 21, 2024

To: The Terrace at Canyon Hills Homeowners Association

From: The Terrace at Canyon Hills Homeowners Association Board of Directors

RE: TCH Parking Rules and Regulations Updates

Dear Homeowner(s),

The Terraces at Canyon Hills Homeowners Association Board of Directors, in consultation with the managing agent, has prepared the following rule updates per the current parking rules and regulations. Attached is the proposed changes outlined in red.

At the Board of Directors meeting on June 24, 2024 which will be held at 6:00pm, at Powerstone Property Management or via Teleconference, the Board of Directors will be voting on whether to adopt the proposed rules and regulations as part of the Terrace at Canyon Hills Homeowners Association's official rules.

Please review the changes/additions and send your comments in writing either by regular mail or by e-mail no later than June 20, 2024 to be included in the board packet, other comments after this date will be emailed to the Board. Condominium law (Civil Code § 4360) provides a twenty-eight (28) day comment and review period for the owners in regard to these changes. After this time period, the Board will adopt the new Rules at a Board meeting after consideration of any comments by association members.

The purpose and effect of the proposed rule changes is to delete Paragraph 3 regarding resident use of guest parking spaces as enforceable measures are addressed in the Section on Guest Parking, to clarify that all vehicles must have all wheels within the boundaries of a parking space to be consistent with parking enforcement within the City of Laguna Beach, and to change the time period for parking violations to be tracked from one year to 30 days to ensure vehicles towed have received warnings within a reasonable time frame.

If you have any comments please attend the homeowner forum on June 24, 2024 at the board meeting or direct your comments in writing to at Powerstone Property Management skhan@powerstonepm.com by June 20, 2024.

Sincerely,

The Board of Directors
The Terrace at Canyon Hills Homeowners Association

2. Only one "Real Estate for Sale, Lease, or Rent" signs may be displayed in a unit.
3. No signs shall be erected or displayed in the common area (including, but not limited to, Exclusive Use Common Area), except signs authorized by the Board.
4. Unauthorized signs in the common area will be removed from the property. Note: All signs must conform to the requirements of all applicable governmental ordinances.

PARKING RULES

1. Parking in the fire lanes is strictly prohibited and subject to immediate towing at the expense of the vehicle owner.
2. Residents must use their garages for the parking of their vehicles per the CC&R's of the Association.
3. ~~Residents are not permitted to park in guest parking spaces without prior approval from the Board of Directors. Extenuating circumstances (e.g., unplanned garage repairs or other emergency situations preventing a resident from utilizing their garage) may require residents to temporarily park in guest parking when advance notice to the Board is not possible (i.e., unforeseen situation occurs outside of normal business hours). In such cases, the resident shall safe-list their vehicle with the Association's parking patrol company and contact the Management Company with a resident request for temporary use of a guest parking, and provide the following information:~~
 - ~~Brief explanation of reason for request~~
 - ~~Daytime contact information~~
4. Requests are subject to verification by the Board and may be denied at any time.
5. Driveways are denoted in the Condominium Plan for each unit. Not all driveways allow for parking; some are only for ingress and egress. The entire profile of vehicles parked in approved driveways located in front of attached garages may not extend further than the curb or the denoted line (whichever is shorter). The entire profile of vehicles parked in approved driveways in front of the center, detached garages, may not extend beyond the denoted lines.
6. Vehicles shall be parked completely inside garages with the door closed. Garages that are found open will be noted by the parking patrol company and a warning letter may be sent by the Management Company.
7. All vehicles parked in an approved driveway or guest parking space must have all vehicle wheels be parked entirely within the marked boundaries or denoted lines of the parking space.
8. No vehicle parked in an approved driveway or guest parking space shall be parked in any manner that unreasonably interferes with or impedes ready vehicular access to any other approved driveway or guest parking space.
9. Vehicles must be parked head-in in **all** designated guest parking spaces (except those spaces that are parallel to the roadway).
10. For the safety of all, one-way traffic signs must be strictly adhered to by residents, visitors and their guests.

- 11. The speed limit for all vehicles within the Association shall be 10 (ten) miles per hour.
- 12. The electricity in the auxillary garages is for your garage door openers and safety lighting. The electricity is not permitted to be used for electric vehicles and appliances.

WHAT ABOUT GUEST PARKING?

The parking patrol company will monitor all vehicles parked in **guest** parking daily.

Any guest in parking spaces marked "guest" must be safe-listed (i.e., allowed to park in guest parking) with the Association's parking patrol company when parked anytime between midnight 12:00am and 6:00am.

A safe-listed vehicle is cleared for parking from the time on the day requested until noon following the last day of safe-listing.

A guest may be safe-listed at the request of a resident for up to eight (8) days in a 30- day rolling window not to exceed twelve (12) days in a rolling 60-day period. Furthermore, residents may only safe-list a guest if the resident is fully utilizing all of their own parking spaces.

Safe-listing a vehicle does not guarantee that the guest will have a space; guest parking is subject to availability.

Safe-listing for guests staying longer than eight (8) days in any consecutive thirty (30) day period is at the discretion of the Board of Directors only and must be requested in advance so please plan ahead.

Abuse of the Safe-listing program by a resident may result in suspension of guest parking privileges.

WHAT TYPE OF WARNING PROCESS IS IN PLACE?

Vehicles parked in guest parking without a safe list confirmation number will be subject to the following actions:

First Offense:	Citation*
Second Offense:	Citation*
Third Offense:	Citation*
Fourth Offense:	Towing **
Subsequent Offenses:	Towing **

* **Written citation** to be placed on the vehicle.

** Vehicle may be towed at owner's expense after 96 hours from the issuance of the first citation.

Violations will be tracked and remain valid for ~~1-year~~ 30 days from date of issue; prior violations will continue to count during this ~~1-year~~ 30 day period.

WHO DO I CALL IF MY VEHICLE IS TOWED?

Laguna Beach Police: (949) 497-0701 or CSA (800) 996-6990