

Vista Madera Owners' Association

P.O. Box 3071 • Santa Barbara, CA 93130-3071 • www.vistamadera.org

Parking Policies – June, 2013

Vista Madera Owners and Renters

All streets and sidewalks shall remain unobstructed and shall not be used for purposes other than ingress and egress to and from the residence. All owner's and renter's vehicles must be parked in their garages or on the driveway in front of their garages. Without authorization from the Board of Directors, some types of vehicles are not allowed to park in Vista Madera parking sites at all except for loading and unloading, cleaning, or working in garages for short times. These include boats, buses, delivery trucks, trailers or recreational vehicles (including campers and motorhomes), or any other commercial type vehicle unless a contractor is doing work at Vista Madera.

Garage doors are to remain closed whenever possible. Although no time limit is specified, anything longer than an hour or two would be considered excessive.

Guests

Guest parking spaces designated as such on the original plans shall be used for guest parking only. Residents (owners or renters) may not park in guest parking areas at all except for short times to load or unload their vehicles, or on a temporary basis with prior permission of the Association. A "guest" is someone who is not an owner, renter or household member of an owner or renter, and whose primary residence is not at Vista Madera.

A visiting guest may park their vehicle in front of an owner or renter's garage anytime, or in a guest spot for a maximum of four hours per day (or for an entire evening but never overnight). In addition, each guest may park in the guest areas 24-hours a day for up to seven days per calendar month. Requests for parking extensions, such as for out-of-town guests, must be submitted to the Board of Directors in writing (board@vistamadera.org). Approval of extensions and making exceptions for special situations will be at the discretion of any board member, subject to a vote by the entire board in case of a dispute.

Penalties and Fines

These parking policies must be adhered to by owners, renters and guests of both owners and renters. It is the responsibility of owners to notify their guests and tenants of these regulations. Owners will be held responsible for fines resulting from guest or tenant violations. Notification and evidence of parking violations must be presented to the Vista Madera Board of Directors in writing.

The penalty for a guest who exceeds the seven day parking limit without obtaining an approved extension will be a fine in an amount specified by the Board of Directors and posted on our website (www.vistamadera.org) in the schedule of fines and penalties. A written notice of violation will be placed on the vehicle no less than 48 hours before these penalties are imposed. If a vehicle is not removed after five (5) days from the date a written warning is issued, the vehicle may be towed at the owner's expense. If fines are not paid, legal action may be taken at the owner's expense, including the placement of a lien on the owner's property.