

STONEMAN ESTATES HOMEOWNERS

November 25, 2019

RE: Guest Parking/Reserve Parking Spaces

Residents of Stoneman Estates,

At the general meeting on August 20, 2019, many residents voiced their concerns regarding the misuse of **“Reserve Parking spots and Guest Parking spaces”** by fellow homeowners. The parking in our complex has gotten out of hand and the Board has had numerous complaints in regards to this matter since the guest parking spaces were turned into reserve parking last October 2018 at the Board’s meeting, which was a violation of the CC&R’s. In order to have any changes made to the current CC&R’s you need a vote of **75%** of the homeowners to change any section of the CC&R’s.(Sec 15.5) The changes cannot be made by Board members. This is a violation of the CC&R’s, the By-laws and the California State Civil code for HOA’s.

Among the top priorities of this current Board is to address your parking concerns by insuring that our CC&R’s and parking rules are followed and making **all** residents aware of those requirements. Most important, the Board wishes to reaffirm that there are no **“special privileges”** for anyone, even Board members. The rules apply to each and every homeowner/renter in our complex.

The Board felt it was important to reiterate the rules for reserve and guest parking, update the community on the extents of the problems and communicate to the residents on how we intend to move forward.

THE CC&R’S AND PARKING RULE REQUIREMENTS

There are seventeen (17) guests parking spaces and we have fifteen (15) reserve parking spaces. The guest parking spaces are strictly for guests, not for residents to park their vehicles, unless you have some kind of emergency and then you need to notify the Board by e-mail and display your guest parking pass. Or you will be cited fined/towed. Please read section 2.04 of the CC&R’s for more detail information, which the Board emailed to you a few months ago, since so many of

our homeowners didn't have a copy. (1st. Warning, 2nd. Fine- \$50.00, 3. Then towed at owners expense). See parking rules.

It isn't equitable when residents park in guest parking and other residents have guests and there is no parking available. Every resident/renter has a two (2) car garage to park their vehicles; for those who have additional vehicles there is the option to be placed on the waiting list to obtain "One" reserve parking space. No unit is allowed to have more than one reserve parking space. And no unit is allowed to **sub-lease** a reserve space.(section 2.04) If you have a reserve parking space and you are delinquent in your parking fees for more than **60 days**, then you forfeit your reserve space, and will be put on the waiting list for another space when available when your past fees are paid.

If the number of vehicles exceeds two (2) and one is not able to obtain an additional reserve parking space then you're required to park your vehicle outside of the community.

If you have a guest that is going to stay more than the 72 hour limit per the parking rules, then you need to notify the Board via our email address: Stonemanestates@yahoo.com, let us know the time frame of their stay and the make, model and license number of your guest's vehicle. We ask that you have them display your unit's guest parking pass on their rear view mirror. If you don't have guest parking passes then you need to obtain new ones and there will be a \$5.00 charge. If you're a new resident and didn't get parking passes when you purchased your unit, there is no charge.

Also, when a townhome sells and the previous owner had a "reserve parking space" that space returns back to the HOA for available reserve parking spaces and is distributed based on the reserve parking list. Under no circumstances is the HOA reserve parking space "deeded" or "designated" to any particular residential unit. There space does not carry over to the new owner.

These rules are going into effect as of January 1, 2020. We are giving those residents who are using guest parking as their reserve parking space notice. By law we are required to give a 30 days' notice.

We have a waiting list for reserve spaces, so email the Board at Stonemanestates@yahoo.com.