

**PARKING (from Rule #6 in Rules booklet)** - *The Rules and Regulation described herein were established for the benefit of all CMHA residents, homeowners, tenants and guests. They are intended to provide an awareness of the procedures and to promote a good neighbor policy.*

- A. The parking of motor vehicles is restricted to the following areas within Camarillo Miramonte:

within the attached garages of home sites, within the driveways provided at home sites 6135, 6139, 6141, 6143, 6145 & 6149 Paseo Encantada. Length of the driveway must accommodate the motor vehicle's overall length without extending into the street. Parking on Adohr Lane is by permit only. Homeowners and/or tenants with more than two vehicles or high profile vehicles that will not fit in the garage may request a special permit for parking on Adohr Lane. Permits may be requested from the Common Area management company identified below.

- B. **The following streets within the CMHA have been designated as Fire Lanes by the Ventura County Fire Protection District: Paseo Encantada, Via Montanez**

Each entry to these streets has been posted for enforcement under the provisions of Section 22500.1 of the California Vehicle Code. The posted sign reads: "Private Property of Miramonte Homeowners Association, NO PUBLIC PARKING, No Parking in Fire Lanes, Abandon Vehicle Abatement Laws Enforced. Violators Vehicles May Be Cited, Subject to Immobilization, or Towed at the expense of the Owner. For towed vehicles phone Camarillo PD at 388-5100. 22500.1 *cvc*, 225223(b) *cvc*, 22658.2(a)(b) *cvc*, 22669(a) *cvc*, 22658(a) *cvc*".

Under the present CC&Rs the Board of Directors is empowered to uphold and enforce the CMHA Rules and Regulations regarding:

1. Garages shall be used for vehicles parking and shall not be converted for living, business activities or general storage (CC&Rs Article XI, section 13).
2. No mobile homes, boats, trucks (except those registered as passengers cars), trailers or recreational vehicles of any kind shall be kept, stored, parked maintained, constructed, or repaired on any common area within the development. Temporary parking is not authorized at any time. Vehicles which are visibly attended will not be towed
3. Any automotive work shall be done in the resident's garage and none is permitted in the common area.
4. It is the responsibility of the homeowner or tenant to contact the common area management company identified below regarding vehicles that do not fit in the garage, and to comply with their procedures for parking on Adohr Lane.
5. All vehicles must display current registration tags.

- C. Guest Parking

1. Guest vehicles parked on the property must have an approved parking permit clearly displayed in the front window.
2. Resident homeowners and/or tenants shall not use guest parking. Vehicle owners who park in violation of this restriction are subject to fines which may be levied by the CMHA in addition to those penalties which may result from parking violations cited by the security company.

3. Guests are non-resident visitors only. Except in the case of a non-resident owner, owners do not qualify as guests, nor do other residents, tenants, roommates or lessees.
4. The security service will randomly monitor parking. A first violation will result in a warning, which incurs no penalty. A second violation will result in a citation which includes a fine. A third and subsequent parking violation will result in the vehicle being towed. To determine the location of a towed vehicle, contact the security service identified below. This means that residents who park in Miramonte anywhere but in their garage may be warned, cited and towed.
5. Two visitor's parking passes will be issued to each unit. Owners will not be charged for the initial two passes, but will have to pay \$50 for any replacement passes. Residents will have to make sure that they provide their guests with a pass to use any time they are visiting. It will also be up to the residents to make sure that pass is returned when the guest leaves. **No matter what the reason a replacement pass is needed, it will cost the owner \$50 to obtain one.** Passes will only be issued to owners. It will be the owners' responsibility to issue them to tenants, and if needed, to pay for any replacement passes needed.
6. If a resident has more than two guests visiting, the resident may call the security service identified below and let them know how many and for how long those guests will be on site. Be prepared to provide the vehicle description (Year, Make, Model and color) and the license number of each visitor's vehicle.
7. Guests may park in 'Guest Parking' for up to 5 days within a 30-day period of time. Extensions may be granted by contacting the security service. No vehicle may occupy the same Guest Parking space for more than 72 consecutive hours.
8. Homeowners and their tenants are responsible for informing their guests of the Association rules regarding parking, and are responsible for the behavior of their guests.
9. Circumstances may arise wherein it is necessary to park in guest parking. If a resident believes that he or she has a legitimate reason to do so, permission must be obtained in advance from the security service identified below.
10. Newly acquired vehicles must be registered with the Camarillo Miramonte management company and the security service identified below within ten days of receipt of the license tags.

**Camarillo Miramonte Management Company**  
**Anchor Community Management - (805) 388-3848**

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**Common Area Management Company**  
**Management Solutions - (805) 389-4822**

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**Security Service**  
**Gold Coast Security - (805) 642-8799**