

TCCHOA PARKING NOTICE

The TCCHOA Board of Directors and its designated representatives will be conducting periodic inspections and neighborhood surveys to ensure compliance by TCCHOA homeowners with the parking regulations cited in the TCCHOA CC&Rs. The purpose of said inspections and surveys will be to enhance and foster cooperation and compliance by the homeowners in the parking of legally authorized vehicles in a manner compliant with the TCCHOA CC&Rs while promoting the general safety and welfare of all concerned and the quality of life for all of the membership and any appropriate guests and visitors. It is the stated goal of the TCCHOA Board of Directors to promote compliance with the TCCHOA CC&Rs parking guidelines in a fair and impartial manner in affording equal latitude to all of the homeowners and legal guests and visitors in the safe, secure and legal parking of all properly authorized vehicles. Failure to comply with the TCCHOA CC&Rs guidelines on parking could result in actions being taken by the TCCHOA Board of Directors and its designated representatives to impose sanctions against the homeowners in violation which could include the levying of monetary fines in the amount of \$25.00 per each violation.

The following are the guidelines as cited in Section 3.17 of the TCCHOA CC&Rs.

“3.17.1 All owners, their guests, tenants and other invitees shall only park motorized or non-motorized vehicles in their garages or on their driveways. Notwithstanding the above provisions, owners, their guests, tenants and invitees may park their vehicles on the street in front of residences for social events and gatherings.”

“3.17.2 No vehicles shall block any dwelling unit’s driveway or inhibit access to or from any dwelling unit.”

“3.17.3 Parking or storage of recreational vehicles (including, but not limited to trailers, campers, motorhomes, mobile homes, van conversions and boats) is prohibited on all portions of the properties, except within the confines of a garage, or with the permission of the Association.”

“a. Notwithstanding the foregoing provision, a recreational vehicle may be parked on the paved parking area of an owner’s lot or in any common area parking spot designated by the Board for a period not to exceed twenty-four (24) hours in any seven (7) day period, for the purpose of loading or unloading the vehicle, or for the purpose of providing temporary parking for a transient guest of an owner who may be traveling in or towing the recreational vehicle.”

b. The use of and/or occupancy anywhere on the properties of a trailer, mobile home, motorhome, camper or recreational vehicle as living quarters (on either a temporary or permanent basis) is expressly prohibited, although an owner’s guest may use the motorhome or recreational vehicle as sleeping quarters on a temporary basis while visiting the owner.”

“3.17.4 No inoperable, junked or wrecked vehicles shall be parked on any portion of the properties other than inside a fully enclosed garage. No vehicles shall be located on the properties in any state of repair or disassembly.”

“3.17.5 No commercial, construction or like vehicles (including, but not limited to, pickup-type vehicles in excess of three-quarters (3/4) ton capacity, and vehicles bearing commercial signs, advertising or other business insignia, and any commercially licenses vehicles shall be parked or stored in the properties other than inside a fully enclosed garage or carport.”

“3.17.6 The Board of Directors may establish parking regulations if it deems such regulations necessary.”

“3.17.7 In the event any owner, guest or lessee violates this section regarding vehicle parking and storage, the Association may take such action as is reasonably necessary to obtain compliance of this section, including the removal of vehicles in violation hereof, the cost of which shall become the responsibility of the owner of the vehicle.”

“3.17.8 After notice and hearing, the Association may impose a fine not to exceed twenty-five and no/100 dollars (\$25.00) for each violation of those covenants regarding vehicle parking and storage.”

It is expected that every homeowner will make every effort to park vehicles on the concrete driveway/slab whenever space is available. Parking on the street should be limited to only those occasions where room does not exist on the driveway/slab. In the interest of cooperation between homeowners, visitors and extra vehicles should only be parked along the street directly in front of the applicable residence whenever possible. If space allows, vehicles can be parked alongside the driveway/slab as needed. Vehicles should not be parked on the landscaped portion of the front the yard. When parking on the street, every effort should be made to park the vehicle at least halfway off the street. Vehicles should never be parked in front of a fire hydrant and/or within fifteen (15) feet to either side of its location.