

CASA DEL MAR HOMEOWNERS ASSOCIATION

PO BOX 34, SAN SIMEON CA, 93452

Casa Del Mar Supplemental Parking Rules

In accordance with the Article V, Duties and Powers of the Association 5.2 (D) Adoption of Rules, the Board may from time to time implement rules that are deemed necessary and appropriate. Therefore, the following rules shall be implemented and enforced in accordance with the Board's authority as stated in Article V of the CCRs (Declaration Establishing a Plan for Condominium Ownership for Casa Del Mar).

Parking and Vehicle Rules

Section 7.3 of the CCRs details the rules in summary below and rules are not limited to Section 7.3.

The following rules are generally covered by Section 7.3:

Summary of Section 7.3 Parking Rules

No Trailer, Camper, Mobile home, Motor home house car, commercial vehicle, truck other than standard pick-up truck, boat, inoperable automobile or similar equipment shall be permitted to remain upon any area within the property other than temporarily unless placed or maintained within the property garage.

No noisy vehicles

No unlicensed vehicles

Additional Rules per Article V, Section 5.2 (D)

Section 7.15 sets forth that there are 25 parking spaces and, as such, each shall be for the exclusive use of homeowners, their tenants and their guests.

(New) Rule 7.15 (a) and (b)

7.15 (a) Each Homeowner shall be issued one transferable permit by the Board. All Homeowners will register their vehicles with the HOA identifying

the homeowner or tenant. The physical permits shall be issued at cost to each Homeowner. If lost, the Homeowner is responsible for the replacement cost of the permit. The Homeowner may provide the permit to the tenant or to any guest. Such permit may be utilized by homeowner, their tenant or the homeowner's guest. The parking permit must be prominently displayed when the vehicle is parked in any of the available 25 spaces on the HOA premises. Subject to the enforcement provisions herein, only vehicles displaying the parking space permit are authorized to park in one of the 25 parking spaces.

Furthermore, parking in any space is limited to seven calendar days at a time. No space may be used to store a vehicle for more than seven calendar days. The vehicle must be moved from the space and parked in a different, vacant, space or shall be parked off-site or in the homeowner's own garage therefore freeing-up space for the use of others.

There is to be no double parking in any space on the Casa Del Mar property.

7.15 (b) Exceptions: Any Homeowner may request, in writing, permission from the Board to make an exception to the parking rules. The Board shall obtain a majority vote of the voting Board members in order for the exception to be passed.

All Parking violations shall be considered a Vehicle Restriction Violation as stated in Section 7.3. Therefore, the Board may enforce any parking violation as a violation of the Vehicle Restriction rules or may assess a fine against the Homeowner in its discretion for the violation.