

**RIO DEL ORO**  
*CONDOMINIUM ASSOCIATION*

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**MEMORANDUM**

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**TO:** RIO DEL ORO HOMEOWNERS  
**FROM:** RIO DEL ORO BOARD OF DIRECTORS.  
**SUBJECT:** **PARKING POLICY**  
**DATE:** MARCH 5, 2008

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Enclosed is a copy of the Parking Policy that was adopted by the Board in March 1998. It was not included in the recently approved rules and regulations revision as it is not a part of rules and regulations document, but is a separate entity.

Please read the Parking Policy and ensure that your renters are provided a copy of them when they move in. For your convenience, the Parking Policy will also be posted on the elevator lobby bulletin boards as well as the Rio Del Oro web site at [www.riodeloro.org](http://www.riodeloro.org).

Thank you in advance for your cooperation in abiding by the Parking Policy.

Board of Directors  
Rio Del Oro Condominium Association

RIO DEL ORO CONDOMINIUM ASSOCIATION  
PARKING REGULATIONS  
Effective: March 15, 1998

***Guest Parking Area:***

1. All vehicles in guest parking after midnight must display a valid Rio del Oro visitor parking pass on the dashboard under the front window.  
Exceptions:
  - a. Motorcycles parked in the motorcycle parking area
  - b. Vehicles belonging to service providers parked for the duration of their on-site work
2. Residents are not allowed to park their vehicles in the guest parking area. Guest passes are for use only by vehicles belonging to visitors. Resident vehicles found in guest parking with or without a guest pass are in violation of these rules (see item 5).
3. Unless special permission has been given by Management, a vehicle may not be parked for more than five days in any one month.
4. Visitor vehicles with a displayed guest pass in violation of the parking rules will be issued a warning notice on the first violation and towed on the second violation. For example, a vehicle with guest pass parks in the guest parking area on March 1, 3, 8, 10, 15 and 20. On March 20 (the 6th day) the vehicle is issued a warning notice. Throughout the rest of the month, if the vehicle is again found in guest parking, it will immediately be towed without further warning. All towing costs will be borne by owners of the vehicles removed.
5. Visitor vehicles without a guest pass and resident vehicles found in guest parking will be given a warning notice on the first violation and, if found there again anytime during the remainder of the month, will be towed without further warning. All towing costs will be borne by owners of the vehicles removed.
6. Vehicles parked in a marked fire lane, or in a manner blocking access to entrances or exits, may be towed without notice.

***Resident Parking Area:***

1. Residents (including renters) of every unit must complete an information sheet containing emergency contact information, assigned parking space numbers and descriptions of all vehicles to be parked in the resident area. Upon receipt of this information, two visitor parking passes will be provided.

It is the resident's responsibility to notify management immediately when a new vehicle is to be parked on Rio del Oro property. Failure to do so may

result in a fine being levied.

3. Existing parking-related provisions in the CC&Rs continue to apply and will be enforced. In particular, see Article II - Section 1c, Article II - Section 7, Article V - Section 1g, Article V - Section 1k and Article VII - Section 3. The assigned parking spaces are "exclusive use common areas" which gives the Association a limited right to control the use of those spaces. Selected restrictions from the CC&Rs are listed below.
  - a) Access to entrances, exits and resident parking spaces cannot be blocked. Vehicles blocking access may be towed without notice.
  - b) Residents and their guests are not allowed to park in another resident's assigned parking space without permission from that resident.
  - c) Vehicles which are unlicensed, noisy or smoky cannot be operated on the premises.
  - d) Residents are responsible for cleaning up messes they create (e.g., large oil spills).
  - e) Trailers, boats, campers or recreational vehicles may not be parked on the premises.
  - f) Vehicle maintenance (other than emergency work) is not permitted on the property except with prior written approval from the Board.
  - g) Residents are responsible for their guests' parking so that the common areas and streets are not blocked.
  - h) No vehicle shall be left in a condition that will constitute a fire hazard.
  - i) The maximum speed for any vehicle on the property is five (5) miles per hour.

These parking regulations supersedes all previous parking regulations and become part of the current rules and regulations of the association as of March 15, 1998.

**Rules amended January 21, 2003:**

**GUEST PARKING**

**Vehicles that park in guest parking spaces with a line painted across the back of the parking space must fit completely into the squared parking space. If any part of the rear bumper is over the white line (or front bumper if the vehicle has been backed into the parking space), the vehicle will receive one warning. If the same vehicle is found to be exceeding the white line a second time, the vehicle will be towed.**