

A. Parking and Vehicles

1. Detailed procedures and rules regarding parking, including those related to permits and guest parking, are available on the RDTA website (<http://rdta.org/parking.htm>) and such information is incorporated as part of these Rules and Regulations. All marked parking spaces within the streets of the Development are subject to these rules.

2. Subject to these Rules, no owner shall park any automobile or other motor vehicle in the common area or in any garage, except in the owner's designated garage.

3. An owner shall keep his or her garage in a neat and clean condition, free of oil, grease and other debris.

4. Motorcycles shall not share a marked parking space with another vehicle unless the other vehicle is also a motorcycle. Street legal motorcycles may be parked and will be considered as a vehicle when applying for a parking permit but are not eligible to receive a permit. Two (2) street legal motorcycles will only be considered to be one (1) vehicle.

5. No trailer, camper, mobile home, commercial vehicle, truck (other than a standard size pickup truck or sport utility vehicle), boat or similar equipment, recreational vehicle, inoperative automobile, or any vehicle not registered as street legal shall be permitted to park or be stored anywhere within the Development, other than temporarily.

- a. Commercial vehicle shall be defined as anything with commercial lettering, ladder racks, toolboxes, tools within view, over 1-ton capacity rating, construction supplies or debris within view, or vans with seating for more than ten (10) or less than six (6) passengers. Commercial vehicles shall not include sedans or standard size pickup trucks that are used both for business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board.
- b. The temporary parking of delivery trucks, service vehicles and other commercial vehicles being used in the furnishing of goods and services to RDTA or to the owners or occupants, and the parking of vehicles belonging to and being used by owners, occupants and invitees for loading and unloading purposes shall be permitted.
- c. Abandoned vehicles, inoperable vehicles, or vehicles with expired license tags will be towed away after seventy-two (72) hours without prior written notice. Moving a vehicle from one spot in the common area to another will not restart the seventy-two (72) hour time period.

6. No noisy or smoky vehicles shall be operated in the Development. No off-road, unlicensed motor vehicles shall be maintained or operated upon the Development.

7. No owner shall construct, repair, service or maintain any motor vehicle within any portion of the Development, except for emergency repairs, to the extent necessary to remove the vehicle to a proper repair facility or minor repairs requiring less than one (1) day's work. Vehicles parking in the common area may not have car covers.

8. No person shall park, cause to be parked, left or abandoned any vehicle in such a manner as to impede or prevent ready ingress, egress or passage to, from, over, across or through any parking space, garage or driveway within the Development.

9. Any vehicle parked in a manner that violates these Rules or any of the Governing Documents, or meets the criteria for tow under California Vehicle Code Section 22658, may be immediately enforced by fines, citations and/or towing by RDTA at owner's expense without prior notice of violation or notice of intent to tow. An owner or other person whose vehicle has been removed from the Development pursuant to these Rules shall be solely responsible for towing and storage costs related to such removal. Any authorized vehicle parked in such a way that it blocks a non-permitted or non-safe-listed vehicle from being towed will also be towed immediately, notwithstanding that the authorized vehicle has a permit or is safe-listed. Intentional physical conduct that prevents RDTA from performing its required duties, such as physically preventing a car from being towed, shall be deemed a violation subject to a fine, or other enforcement action, after a duly noticed hearing.