



Tustin Ranch Home Owners Association Parking Policy

Adopted September 2017

This Parking Policy is approved by the Board of Directors of The Tustin Ranch Home Owners Association (TRHOA) to clearly define the parking rules and regulations as specified in the Governing Documents (CC&R's). This policy replaces all other policies ever enacted and supersedes them. The authority for this policy are the CC&Rs, and administration of common areas. Authority to impose a fine is defied in the RCW 64.38.020 (11). This parking policy supersedes all other published parking policies.

Parking Policy in Tustin Ranch

The CC&Rs state that homeowner's vehicles may be parked only on cement or concrete surfaces on an owner's lot. Homeowners must park their vehicles on the driveway or in the garage and not on the street. When a vehicle is found in violation of the CC&Rs the infraction must be corrected within 24 hours. If a vehicle is parked improperly and moved around in order to avoid the 24 hour time limit it will be treated as one continuous violation and a subsequent night will be seen as a second offense. If a fine is imposed the fine will be placed on the homeowner's account. Guests may park on the road in front of a house temporarily, provided that there is no available parking in the homeowner's driveway, the vehicle does not violate any other parking restrictions, and does not block traffic through the community. Visitor placards will be made available (1 per home) to quickly and easily identify guest vehicles. It is the homeowners' responsibility to ensure that their guests comply with the parking policy, and to notify the HOA when this occurs.

The following is the current policy:

- The community will be patrolled randomly, and vehicles found in violation of the CC&R's will be logged as violators, tagged and may be towed.
- The information collected will be added to the data base for tracking.
- First offense - A violation warning letter mailed and reminder may be left on vehicle window.
- Second offense - A violation citation letter with \$125.00 fine will be mailed and a reminder may be left on the vehicle window.
- Third offense – A violation citation letter with \$250.00 fine will be mailed and a reminder may be left on the vehicle window.
- Fourth and continued offenses - The vehicle may be towed and impounded and all charges will be the responsibility of the vehicle owner. An additional fine of \$500.00 per violation will be assessed to the responsible owner whether the vehicle is impounded or not. Vehicles impounded are subject to the rules and fees of the towing company. The owner will have to pay the tow company any impound charges and fees.
- Vehicles illegally parked that are blocking traffic, emergency vehicle access, mail boxes, fire hydrants and etc. will be towed and impounded immediately without warning and all costs will be the responsibility of the vehicle owner. A fine will also be assessed to the responsible homeowner if applicable.

- Government owned vehicles, i.e. Police, Fire Department and etc., that are parked overnight are subject to restrictions of parking on the street. Only exception to street parking are government owned vehicles parking in an official capacity.
- Parked vehicles that extend into the street are in violation of the CC&R's and subject to a citation and/or towing.
- Vehicles parked on both sides of the street (restricting emergency vehicle passage), and/or within 15 ft of fire hydrants, and/or within 30 feet of intersections and/or within 15 feet of mail box clusters are subject to immediate towing at the vehicle owner's expense plus fines.
- Commercial vehicles may be parked on the street while engaged in construction, moving tenants in or out, and performing maintenance or repair operations. However, no overnight street parking is permitted. Homeowners are asked to accommodate these vehicles in their driveway if possible.
- Vehicles with expired license plates are classified as inoperable and are not permitted to be stored on the driveway for extended time. If they are parked on the street they will be subject to towing as an abandoned vehicle.
- Motor Homes, trailers and Recreational Vehicles units are permitted to be parked on owner's driveway for the purpose of loading, unloading and cleaning, not to exceed 48 hours each occasion. (96 hour limit per week with break between each 48 hour limit.)
- Vehicles dripping oil, gas, or other liquids must be removed or repaired to prevent permanent damage to the asphalt or concrete. Owner must immediately clean up such leakage on street surface and owner is responsible for any resulting damage or costs.
- No vehicle repairs are permitted outside of owners' garage except minor operations which can be completed in 48 hours or less.
- Homeowners that park their vehicles on their lawns will be fined for violation of the CC&Rs.
- The Board of Directors does not have the authority to grant a temporary variance to parking restrictions on the streets because the blocking of the streets is a violation of the Fire Code.

Parking Appeals Policy in Tustin Ranch

Homeowners have the right to appeal any fines that are imposed. The homeowner must declare that they intend to appeal the fine by email to hoa_board@tustinranchhoa.com or letter to the association management company listed at the bottom of the page. The HOA Board will set up a time to hear the appeal or the homeowner may also submit their appeal in writing for consideration if they wish to:

Tustin Ranch Homeowners Association

P.O Box 731748

Puyallup, WA 98373