

# Sunset Oaks townhomes



675 Picasso Terrace Sunnyvale, CA 94087 TEL (408) 735-8012 FAX (408) 735-8540

**RESOLUTION # 29**  
**DATED, February 19, 2003**  
**REVISED, October 18, 2006**

## **RESOLUTION OF THE BOARD OF DIRECTORS**

**WHEREAS**, the undersigned, constituting a majority of the members of the Board of Directors of the Sunset Oaks Homeowners Association, are responsible for administering and maintaining the affairs of the Association pursuant to, but not limited by, **Section 5.03, Vehicles Restrictions, Section 5.04, Parking and Vehicle Restrictions**, of the Declaration of Conditions, Covenants, and Restrictions, and **Resolution 10 and Resolution 23** pertaining to Sunset Oaks Homeowners Association; and

**WHEREAS**, the Board of Directors has the fiduciary responsibility to uphold and enforce the Association's CC&R's, and may establish reasonable rules and regulations from time to time for the parking of vehicles in the Common Area including the Exclusive Use Common Area (garages), and such use must be set forth in written notice from the Association; and

**WHEREAS**, the Board of Directors has engaged the services of a parking control company to act on the Association's behalf to manage the application and enforcement of the Association's Parking Rules and Regulations, and homeowners who fail to abide by the parking rules and regulations,

**NOW THEREFORE LET IT BE RESOLVED**, that the Board of Directors of the Sunset Oaks Homeowners Association, at the monthly Board meeting of October 18, 2006, declared that the Parking Rules and Regulations shall be set forth as follows:

### **Owner/Resident Responsibility**

- Vehicles in violation of the **Association's Parking Rules** will be issued three (3) warning notices. Make, model, and license number will be recorded by the parking control company. After receiving three (3) warning notices, additional violations may result in towing. Vehicles will be taken to a storage facility operated by an authorized licensed tow company. All towing and storage costs are the responsibility of the vehicle owner. **(CVC22658A)**.

- Garages should be used for parking a vehicle, not for non-vehicle storage.
- Unit owners are responsible for registering all the vehicles belonging to all residents in their unit with the Association office or Manager. This is important because if we have to have a car moved for any reason we know to whom the vehicle belongs. If you purchase a new car, see the Manager to obtain a new Resident Information Form to make the change. Or go to the website [www.sunsetoaks.org](http://www.sunsetoaks.org) to update the information on line.
- Unit owners are responsible for registering all the vehicles belonging to all residents in their unit with the Parking Patrol Company by completing the Vehicle Information Form. Please contact the Association Manager for a Vehicle Information Form or go to the website [www.sunsetoaks.org](http://www.sunsetoaks.org) to complete and submit the form online.
- No campers, boats/trailers are allowed to park on Association property except for the purposes of loading and unloading and must not obstruct traffic.
- Commercial vehicles are allowed to park on the property only temporarily. For example, carpet cleaners, homeowner's construction workers, etc. Commercial vehicles are not allowed to park on the property overnight.
- All vehicles parked on the Sunset Oaks property must have a current DMV Registration. Understanding that new registration stickers are sometimes delayed in the mail or by the DMV, a maximum extension of 60-days will be allowed from the expiration date before any violation will be noted.
- Homeowners are responsible for making sure that their renters and guests are aware of the Association's Parking Rules. Homeowners/residents, who continually abuse the Parking Rules, may be subject to a fine, the amount of which will be determined by the Board of Directors.

### **Parking Tags**

- Residents must use a Sunset Oaks parking tag when parking in off-street parking areas (*driveways*). The tag must be hanging from the rear view mirror and in plain sight with parking tag number facing outwards and visible from the outside of the vehicle. If your parking tag is broken or unreadable, and in need of replacement, see the Association Manager for a replacement tag. Broken tags are replaced free of charge. Lost parking tags are replaced at a \$25.00 charge. Unit owners are only allowed one (1) parking tag per unit.
- Residents may only park one (1) car (with the Sunset Oaks parking tag) per household in the off-street parking areas (*driveways*).
- Residents may not give their parking tags to their visitors to use in the off-street parking areas (*driveways*). Visitors must use the streets to park their vehicles. Driveway spaces are to be used by the Sunset Oaks residents only.

- If a car cover is used, (A) it must be suitably marked with the vehicle's license number in easily readable characters three to four inches high when viewed from the vehicle's rear,
- and (B) be suitably marked when viewed from the front, whenever parked in an off-street parking place (*driveway*) with the owner's Sunset Oaks parking tag permit number. ***(Please read Resolution 23 for the precise wording)***.
- If you use a sun shield in your vehicle's front window, be sure to hang your parking tag from the rear view mirror so that it is on the outside of the sun shield and can be seen from the front of your car.

### **Storage**

- Cars may not be stored. The maximum time for a car to be parked anywhere on the property other than a unit owner's assigned garage, is 72 hrs. If you are leaving a car that will be parked longer than 72 hours, you must notify the Manager in writing. The notification must include the vehicle's specific information, location of the parked vehicle and the reason and length of time for the extension. Or, you may go to the website and fill-out the Travel/Vacation Notification Form and return it to the Manager's office or the Clubhouse drop box. ***(Please read Resolution 10 for the precise wording)***.

### **Safety**

- Our driveways and interior streets are busy and narrow. Please travel at a safe, slow maximum speed of 15 MPH, as posted, when driving on the interior streets, and when you ingress or egress to the interior streets from the driveways.
- All driveways are clearly marked with red striping indicating FIRE LANES. No parking or standing is allowed as mandated by the City of Sunnyvale. Cars parked in fire lanes are subject to immediate towing by Sunnyvale's Public Safety.
- Unlicensed drivers are not allowed to operate motor vehicles on the property.

### **Parking Courtesy**

- Please do not back vehicles into the off-street (*driveway*) parking spaces – the vehicle's exhaust and bumpers are damaging to our landscape and irrigation sprinklers.
- Parked vehicles may not extend over parking space divider lines.
- Any vehicle creating excessive noise is prohibited.

### **Maintenance**

- Unit owners are responsible for the removal of any grease and/or oil stains that their vehicles cause on the driveways or interior streets.

- Vehicles that are leaking fluids, inoperable, stored, or in disrepair are not allowed on the property.
- Oil pans, cardboard or carpet under vehicles is not allowed.

**Clubhouse Parking Area (Driveway 6)**

- The Clubhouse parking area (Driveway 6) may only be used for overnight parking by residents, using a Sunset Oaks parking tag, Monday night through Thursday night.

As the Clubhouse is often rented by residents on weekends for private parties and parking must be available to accommodate their guests, the only parking allowed IN FRONT OF CLUBHOUSE will be for Clubhouse users beginning at 5:00 PM Friday until Sunday evening after Midnight.

- Monday through Thursday, vehicles are allowed to park in front of the Clubhouse providing they display their Sunset Oaks parking tag as required in any other driveway. This driveway will be patrolled as any other driveway, and any vehicle not in compliance with the above state conditions, will be ticketed.

**NOW, THEREFORE**, this resolution has been submitted and approved by the majority of the Board of Directors and will become effective on October 18, 2006.

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**Kathleen Schaefer, President**

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**Loree Robinson, Director**

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**Patti Selan, Vice President**

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**Rich Robertson, Director**

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**William B. Tom, Treasurer**

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**David Ecsery, Director**

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**Carol Molyski, Secretary**