

Mammoth Estates Homeowners Association (HOA) Parking Rules

Effective Date: July 1, 2025

1. Authority and Compliance with Rules:

1.1. These Parking Rules are established by the Mammoth Estates Board of Directors, as allowed by the Covenants, Conditions and Restrictions (CC&Rs) to maintain order, fairness, and safety within the Mammoth Estates Homeowners Association community.

1.2. All Owners, their tenants, and guests, including guests who rent the property on a short-term basis through a rental agent or other third party, are required to comply with the provisions set forth to ensure that parking areas are utilized efficiently, and that the community remains accessible for all.

2. Parking Allocation:

2.1. Each condominium is allocated the number of parking spaces specified below, subject to weather and other conditions. This allotment applies to owners, including those who reside at Mammoth Estates, their tenants and guests.

- 4-Bedroom Units: 3 parking spaces
- 3-Bedroom Units: 2 parking spaces
- 2-Bedroom Units: 2 parking spaces
- Studio Units: 1 parking space

3. Display of Parking Passes

3.1. Owners: The HOA will provide each owner with a permanent parking pass for the number of vehicles allocated to their condominium. At all times when on the HOA property, the permanent pass must be displayed clearly on the vehicle and be visible from the windshield.

3.2. **Tenants and Guests:** The owner or the owner's rental agent shall provide the tenant or guest with a valid temporary parking pass which shows the beginning and ending dates of the temporary pass.

3.3. The owner or owner's rental agent shall also provide the owner's tenant and guest with a written information about these parking rules.

3.4. When on HOA Property, all tenants and guests must display a valid temporary parking pass which is visible from the windshield. The temporary parking pass must be returned to the owner or owner's rental agent at the end of the rental period.

4. No Parking Zones & Signage

4.1. Uniform signage will be posted throughout the community to clearly identify no parking zones, including fire lanes, emergency access routes, between the pathways (for snow removal) and any other areas where parking is prohibited.

4.2. All signage related to parking, including pass display requirements and towing information, will be clearly visible and consistent in design to ensure residents and visitors are aware of the rules.

4.3. **Towing:** Vehicles parking in unauthorized areas or without proper parking passes will be subject to towing at the owner's expense.

5. Warning Notices, Non-Compliance & Enforcement

5.1. **Vehicles Without a Valid Parking Pass:** Vehicles not displaying a valid parking pass (either permanent or temporary) will be issued a warning notice. These notices will serve as a first warning for the vehicle owner or driver. If the vehicle remains in violation after receiving a warning notice, the vehicle may be towed at the owners expense.

5.2. Owner's Vehicles Left Unattended: Any owner's vehicle left unattended for more than 72 hours without proper notification to the HOA manager, including a specified return date, will be considered abandoned. A warning notice will be issued when the vehicle has been left unattended for 72 hours without notice to the HOA manager or for 24 hours after the specified return date. The notice will serve as a warning to the owner that if the vehicle remains in violation after receiving the warning notice, the vehicle may be towed at the owner's expense.

5.3. Motor Homes, Commercial Vehicles, and Trucks (other than standard sized pick-up trucks or standard sized Vans) left on the HOA property for more than 48 hours will be issued a warning notice. The notice will serve as a warning to the owner that if the vehicle remains in violation after receiving the warning notice it may be fined or towed and will be at the owner's expense.

5.4. Inoperable vehicles include those lacking an engine, transmission, wheels, tires, doors, windshield, or other major equipment needed to safely operate the vehicle on the highways, that are left on the HOA property for more than 24 hours will be issued a warning notice. The notice will serve as a warning that if the vehicle remains in violation after receiving the written notice it may be fined or towed at the owner's expense.

6. Snow Removal & Temporary Vehicle Movement

6.1. During snowy weather, vehicles may need to be moved to facilitate snow removal. Owners or drivers of vehicles will be notified in advance, if possible, and are expected to move their vehicles as directed. Failure to comply with snow removal notices may result in damage to the vehicle, penalties or towing at the owner's expense.

7. Compliance with Covenants, Conditions and Restrictions (CC&Rs) Section 7.9 and Parking Rules.

7.1. All owners must adhere to the provisions of the Mammoth Estates HOA Covenants, Conditions and Restrictions (CC&Rs), Section 7.9, see attached and all parking rules, regulations, and enforcement mechanisms associated with parking and vehicle use on HOA property.

7.2. The owner or their rental agent is responsible for informing tenants and guests about their responsibility to comply with the CC&R requirements and parking rules.

7.3. The owner or the owner's rental agent shall provide their tenants and guests with a written document informing the tenant or guest about the Parking Rules and provide the Mammoth Estates HOA Management with a copy of the written information.

8. Compliance with Laws

8.1. All parking rules must adhere to local Town, County, and State laws, and regulations. In case of conflict between these Parking Rules and applicable laws or regulations, the Parking Rules will be interpreted consistent with the applicable law and regulations.

9. Enforcement of Parking Policy

9.1. The HOA reserves the right to enforce these Parking Rules through fines, towing, and other measures as necessary to ensure compliance. All fines and towing fees will be the responsibility of the vehicle owner.

10. Amendments

10.1. The HOA reserves the right to amend or modify these Parking Rules as deemed necessary. All changes to the policy will be communicated to owners in writing.