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RESOLUTION #29

DATED: February 19, 2003

REVISED: October 18, 2006

REVISED: November 20, 2013

REVISED: July 18, 2018

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 July 18, 2018, declared that the Vehicle Parking, Operation and Maintenance 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. **(CVC226S8A)**.

- Garages should be used for parking a vehicle, not for non-vehicle storage.
- Unit owners are responsible for registering all of the vehicles belonging to all residents in their unit with the Association office or Manager by completing the **New Resident Information Form**. This is important, because if we have to have a vehicle moved for any reason, we know to whom the vehicle belongs. If you purchase a new vehicle, see the Manager to update your **Resident Information Form** to make the change. Or, go to the website and update the information on line at www.sunsetoaks.org.

AND

- 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 and update the information on line at www.sunsetoaks.org.

Note: Failure to register your vehicle may result in ticketing and/or towing.

- 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 you have a parking tag that is broken or unreadable, and needs 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) vehicle (with the Sunset Oaks parking tag) per household in the off-street parking areas (driveways).

- Driveway parking spaces are for Residents. Residents may not allow their visitors to park in the driveways by either loaning them their parking tag, or registering their vehicles with the parking control company. Visitors must use the street parking only.
- If a vehicle 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 vehicle.

Storage

- Vehicles may not be stored on the property, either in driveways or on the HOA streets. The maximum duration for a vehicle to be parked anywhere on the property without notifying the Manager is 72 hours. If the Manager is notified using the travel/vacation form on the website or as described below, the registered vehicles with a visible valid tag may be stored for up to 2 weeks. Residents needing to store a vehicle for longer than 2 weeks must use their garage or park the vehicle on the street. Please see Resolution 10 for further information. For notification emails to the Manager please include the vehicle's make, model, color, license plate number, location, length of time, and reason for storage. Submit it to the Manager or print and drop it off in the Clubhouse drop box.
- 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 enter or exit to the interior streets from the driveways.
- Unlicensed drivers are not allowed to operate motor vehicles on the property.
- 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.

Parking courtesy

- 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.
- Driveway parking spaces are situated near homes. Backing vehicles into parking spaces increases the amount of exhaust entering patios and bedroom windows.
- 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 be used by residents for overnight parking, using a Sunset Oaks parking tag.
- As the Clubhouse is often rented by residents on weekends for private parties, and parking should be made available to accommodate their guests, residents are asked that they accommodate guests parking in front of the Clubhouse over the weekend. This driveway will be patrolled as any other driveway, and any vehicle not in compliance with the above stated 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 the date of July 18, 2018.

Approved by the Board of Directors of the Sunset Oaks Homeowners' Association on the date of July 18, 2018.

Nicolas J. Briggs, President _____ /s/

Patti Selan, Vice-President _____ /s/

William B. Tom, Treasurer _____ /s/

Kathleen Schaefer, Secretary _____ /s/

Deep Rastogi, Director _____ /s/

Jignesh Mehta, Director _____ /s/

Eric Davis, Director _____ /s/