

Village Walk Townhomes Association
Santa Ana, CA 92704

RULES AND REGULATIONS
Revised April 2009

The Rules and Regulations for Village Walk Townhomes have been adopted by the Village Walk Townhomes Association (VWTA) Board of Directors in accordance with the Association's governing documents. These rules are binding upon all homeowners and residents. Homeowners are ultimately responsible for any violations attributed to their unit. Unit owners are responsible for informing their family, guests, and/or tenants of these rules and requiring their compliance therewith. In addition, homeowners are requested to transfer these rules and regulations to new owners through escrow.

These rules supersede the VWTA Rules and regulations dated September 1996, and any addendums issued against or as supplements to these rules. The April 2009 Rules and Regulations contain all provisions set forth in the VWTA Common Area and Parking and Vehicle Rules and Regulations.

This revision to the VWTA Rules and Regulations is separated into two parts. Part I contains all common and recreational area rules and regulations. Part II contains the vehicle and parking rules. Enforcement processes are outlined separately in each part. In addition, an attachment is included which outlines the Association's architectural policy on garage door replacement. As new guidelines and policies are adopted, they will be added as attachments to this document, eliminating the need to review and reissue the entire document.

PART I – COMMON AREA RULES AND REGULATIONS

Section 9 – Enforcement Processes: Common Area Rules

1.
 - b. Fines which may be imposed by the Association are assessed to the homeowner's Association account. These fines are assessed cumulatively for the repeat violations as outlined below. (Violations resulting in immediate fine have different fine structures than those shown below.)

First violation	-	Warning
Second violation	-	\$50.00 fine
Third violation	-	\$100.00 fine
Fourth violation	-	\$200.00 fine
And so on		

8. Fines and unpaid association dues are cumulative and result in the loss of parking and common area privileges. It is the responsible homeowner to insure that all unpaid fines and association dues are current with Village Walk's management company.

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PART II – PARKING AND VEHICLE RULES AND REGULATIONS

The Parking and Vehicle Rules and Regulations are established to ensure that Village Walk residents and their guests are able to park in the common area, and to ensure that residents and their vehicles comply with the California Motor Vehicle Code, Santa Ana city codes, and Village Walk Townhomes CC&Rs.

The VWTA Board of Directors has retained a security company to assist in the enforcement of the parking and vehicle rules. Enforcement processes are outlined in Part II, Section 4. Residents are encouraged to report violations directly to the security company.

Section 1 – Parking Permits

2. From 7 pm to 7 am all vehicles must properly display a Village Walk parking permit. No notification will be given and vehicles will be towed with no warning. This period does not apply to marked maintenance vehicles working within Village Walk.

Section 2 – Violations Resulting in Immediate Towing

1. All vehicles in Village Walk common area must have a properly displayed VWTA parking permit. Any resident not properly displaying a Village Walk permit will result in an immediate tow at the owner's expense. No warnings are issued for permit violations. This does not apply to marked maintenance vehicles working within Village Walk.
3. Vehicles left unattended behind garages while loading or unloading are subject to immediate towing with no warning. The alleyways behind garages are **fire lanes** and must remain clear to accommodate emergency vehicles. If a citation has been given and the vehicle is moved before it can be towed the responsible homeowner will be immediately fined by the Association with no warning given.

Section 3 – Violations Resulting in Initial Warning Before Towing and/or Fines

The violations listed below will result in one initial warning. Repeat violations will result in immediate towing at the vehicle owner's expense and/or a fine being assessed against the homeowner's Association account.

3. Driving over 5 mph is prohibited in Village Walk.
6. Boats, trailers, recreational vehicles (RV's), commercial vehicles and vehicles in excess of 21 feet in length, or out-of-use vehicles may not park in the Village Walk common area.

Section 4 – Enforcement Processes: Parking and Vehicle Rules

3. The process for fines is discussed in Part II, Section 3. Fines for vehicle/parking violations are assessed cumulatively for each rule violation as follows:

First violation	-	Warning
Second violation – same rule	-	\$50.00
Third violation – same rule	-	\$100.00
Fourth violation – same rule	-	\$200.00

Adopted: 11/77

Revised: 3/80, 4/80, 6/91, 10/91, 6/96, 9/96, 3/09