

PARKING RULES AND REGULATIONS FOR ALL GATED VILLAGE WITHIN THE HIGH DESERT RESIDENTIAL HOME OWNERS ASSOCOATION

July 16, 2015

Background

The following is from the *THIRTY-FOURTH SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGH DESERT PROPERTIES (Chaco Compound, Canyons, Desert Mountain, Enclave, Legends, Trillium, Wilderness Village (Gated Villages) within the High Desert Residential Owners Association (HDROA)*

1. Village Street, Streetlights, and Sidewalk Maintenance; Rules Concerning Streets:

“The association shall maintain the private streets (including any landscaped medians) and streetlights within Tract PR of the gated villages at High Desert Village Property, subject to and in accordance with rules relating to the streets that may be adopted by the Board of the Association pursuant to the Declaration, as amended or modified from time to time (the "Street Rules"). A copy of the current Street Rules, if any, shall be available at the office of the Association. The Street Rules may contain parking and traffic regulations, including but not limited to, regulations as to the number of vehicles that may be parked in the streets within the gated villages at High Desert RHOA Village Property and in each driveway within each Unit within the HDROA Property. The Association shall have the right to enforce the Street Rules as set forth in the Declaration.”

Common parking infractions include but are not limited to the following:

- Recreational vehicles, boats, and trailers except for loading and unloading
- Blocking of pedestrian walkways
- Long term parking/ abandoned vehicles
- Parking of unlicensed or inoperative vehicles
- Parking on gravel or landscaped areas
- Blocking driveways
- Parking in the wrong direction of road

***Please note the Trillium Village does not allow:**

1. Overnight parking on streets without a parking permit issued by the Home Owner Management Association. (**Temporary parking permits** not to exceed seven (7) days must be visible on the front window of the vehicle).
2. Parking of Recreational vehicles, boats and trailers except for loading and unloading are not to exceed 48 hours per event without a **temporary parking permit**. (Parking permits must be visible on the front window of the vehicle, boat or trailer).

Regulation

In addition to the rules set forth the governing documents for the HDROA these rules are also in compliance with the City of Albuquerque Code of Ordinances, Street Rules, and Chapter 8: “Traffic Code,” Article 5: “Stopping, Standing, and Parking.” The complete ordinance may be obtained on the city hotline by calling 311 or the website www.cabq.gov.

Signs are posted at each entrance to the gated villages similar to the following will advise traffic entering the village:

PRIVATE PROPERTY
PARKING POLICY STRICTLY ENFORCED.
VEHICLES SUBJECT TOW AT OWNERS EXPENSE
TOWING AT OWNERS EXPENSE BY
ACME TOWING: 505-836-2000

Notification of violation

The representative of the management company of the High Desert Residential Owners Association (HDROA0), the Board of Directors of the HDROA, or the security company engaged by the HDROA would place a notice of violation on any offending vehicle using one portion of a duplicate form and give the other portion of the form to the representative of the management company.

Enforcement

The enforcement of these "Street Rules" would follow the "HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION POLICY & PROCEDURES for ENFORCEMENT OF DECLARATION OF COVENENTS, CONDITIONS, RESTRICTIONS, BY-LAWS, GUIDELINES, RULES AND REGULATIONS *AMENDED 1/14/04* "Violations that continued after three notifications with fines would result in towing of the offending vehicle".

Vehicles that pose an immediate threat by impeding ingress and egress to property are subject to tow without advance notice at owner's expense.

***Please note parking violations in The Trillium Village are susceptible to an immediate fine of One Hundred dollars.**

Reference for the HDROA governing documents and supplemental for each gated village:

1. Chaco Compound- Page 5, Village Street & sidewalk maintenance: rules concerning streets.
2. Canyons – Page 8, Village improvements maintenance: a.) private streets
3. Desert Mountain – Page 5, Village streets, streetlights & sidewalk maintenance: rules concerning streets.
4. Enclave- Page 5, Village improvements: a.) private streets
5. Legends- Page 7, 5: Village streets sidewalk maintenance: rules concerning streets
6. Trillium- Page 2, 1: Rules concerning streets: No overnight parking
7. Wilderness- Page 5: Village improvements