



Parking Policy Resolution 2019-01

All parking at Verano shall be by permit only. Residents and visitors require Verano parking identification at all times.

Note: Non-compliance with the Parking Policy may result in towing of resident and/or guest vehicles at their own expense and without warning.

Overview

- Verano is fortunate to be able to offer covered, underground parking to each Owner. Two-bedroom units have two assigned underground spaces; one-bedroom units have one assigned underground space.
- Open space and visitor parking is, unfortunately, not abundant. Your Homeowner's Association has designed a Parking Policy to maximize the space that is available and has contracted with Parking Boss to provide the parking program's QR technology.
- All motorized vehicles shall display the appropriate identification hanging mirror tag at all times (Yellow for open space, above ground and Black for underground garages).
- Vehicles not properly identified as Verano residents or guests will be subject to immediate tow at the vehicle owner's expense. All vehicles must properly display an appropriately colored, forward-facing, 100% visible, unobstructed, Verano parking hang-tag at all times.
- An open space parking hang-tag will be issued one per unit.
- Parking or stopping in red curb fire lanes is strictly prohibited by California Vehicle Code and vehicles are subject to immediate tow without warning.

Section 1: The Parking Program

1. McClure Management Inc. (MMI) will be responsible for the administration of the Verano Parking Program. Parking Boss is the software technology.
2. Subject to the maximum allowed per unit described in this Program, MMI will issue the appropriate parking hang-tags to each Owner. (Parking hang-tags are more fully described in Section 3.)
 - *For your tenants:* Owners must indicate in writing the name of the current tenant/resident to receive the appropriate parking hang-tags. Proof of residency must be established; a copy of the current landlord/tenant lease required.
3. MMI will verify assigned garage space(s) and appropriate hang-tags will be issued to the Owner. Only Owners will be permitted to receive parking hang-tags and Owners are responsible for compliance of their tenants with the Verano Parking Policy.



Parking Policy Resolution 2019-01

4. Owners are responsible for passing the parking hang-tags from tenant to tenant, for notifying MMI of new tenant information, and for the eventual return of the hang-tags to MMI.
5. MMI will administer the issuance of replacement hang-tags, as needed. An Owner will be charged \$25 for a replacement hang-tag.
 - If a hang-tag is damaged and requires replacement, and such damaged hang-tag is presented to MMI, the replacement fee may be waived.
 - In the event of a vehicle theft, a police report should be presented and the replacement fee may be waived.
6. A replaced hang-tag will be canceled/voided in the Parking Boss electronic monitoring system. If the canceled/voided hang-tag is discovered displayed on a vehicle parked on the property, the vehicle will be towed at the owners' expense without warning.
7. It is incumbent upon all Owners to safeguard their parking hang-tags at all times. Owners must give their tenants this same admonition and instruction. An Owner is responsible for the cost of a replacement hang-tag(s). *It is required that all Owners supply their tenants with an acknowledged copy of this Parking Policy.*

Section 2: Verano Parking Policy Conditions

1. The Owner of a two-bedroom unit with two assigned parking spaces in the garage will receive two black hang-tags plus one yellow open-space parking hang-tag.
2. The Owner of a one-bedroom unit with one assigned parking space in the garage will receive one black hang-tag plus one yellow open space parking hang-tag.
3. Garage parking spaces are required to be fully utilized for parking your motorized vehicles.
4. Even though your vehicle is parked in your assigned garage space, your vehicle must display the proper unobstructed Verano hang-tag while there.
5. Every motorized vehicle parked in open-parking spaces will properly display an unobstructed yellow hang-tag. All others are considered illegally parking and may be towed without warning. Motorized vehicles without Verano parking hang-tags will be required to park off the property or they will be towed without warning.
6. The right-to-tow from an assigned garage space is limited to the Homeowner. Any Homeowner can, at their discretion, have a motorized vehicle towed from their garage space provided they show proof of ownership to the towing company when they arrive. To avoid being towed, simply do not park in any garage space other than your own.

Parking Policy Resolution 2019-01

7. Because the Homeowner's Association cannot tow a motorized vehicle from an Owner's assigned garage space, the Association's Enforcement Policy process will be used to enforce these rules upon parking violators and may result in an appropriate fine.
8. Verano open-space parking is not to be used for long-term storage of your motorized vehicles. Open-space parking is very limited and the maximum time limit for any vehicle to be parked, unmoved, in the same open-parking space is ninety-six hours. Vehicles parked longer than ninety-six hours will be towed. Should you have an occasional-use motorized vehicle (a vehicle which you do not use every day), please be respectful of your neighbors and park it off the property or in your underground parking space to avoid being towed.
9. Any vehicle, especially large trucks or SUVs, when parked in open-parking spaces, are to be parked within a space which does not impede visibility, cause a safety hazard, or impede or prohibit another vehicle's use of a parking space. Motorized vehicles found to be parked inappropriately, i.e., extending over or on the line boundaries of a parking space, will be cited (or at the discretion of the Board, a fine imposed) and may be towed without warning.
 - The above applies to garage spaces, also. You must park within the boundaries of your parking space or you will be cited, a fine may be imposed, and/or you may be towed if it is determined your vehicle imposes a hazard.
10. There are no loading zones on the property, so from time to time it may be necessary to pull into an open-parking space for purposes of loading/unloading your vehicle. Any vehicle parked in this manner must display the applicable permit or is subject to towing without warning.
 - Moving vans, U-Hauls and the like are permitted to park in open-space parking while actively being loaded or unloaded and must have not be left unattended, with or without hazard lights illuminated. These vehicles may not remain in open-space parking overnight. They must be moved off the property or they are subject to towing without warning. No portable storing/moving pods are permitted on the property at any time.
- 11. Parking in the fire lanes (red zones), or using the fire lanes (red zones) for loading or unloading, is prohibited by California Vehicle Code 22500.1 and is not allowed at any time. You may be towed without notice. Any person may tow a vehicle from a fire lane without notice. The Homeowners Association does not require notice of such towing. As a courtesy, you may notify MMI at 858-314-8900 if you tow a vehicle from your garage space or from a fire lane (red zone), but it is not required.**
12. Parking of recreational vehicles, campers, trailers, commercial vehicles and the like are prohibited from parking in any assigned garage space or in any open-space, with or without a parking hang-tag. These vehicles are not permitted on Verano property at any time, even temporarily. See Article 7.9.2., page 35, Declaration of Covenants, Conditions and Restrictions of Verano.

Parking Policy Resolution 2019-01

13. Owners are responsible for the actions of their guests. Please advise your guests to comply with all parking and traffic rules of the property.
 - Reminder: Owners of towed motorized vehicles are responsible for all towing expenses.

Section 3: Identification Tag Policy

1. Black hang-tags will be issued to Owners of assigned garage spaces, one for each assigned garage parking space.
 - This is meant to ensure that no vehicles with black hang-tags are parked in open-space parking. If parked in open-space parking, vehicles displaying a black hang-tag may (i) receive a violation warning; (ii) the vehicle may be towed without warning; (iii) the Owner may be fined at the discretion of Board; or (iv) any combination of the above.
2. A situation may arise whereby someone illegally parks in YOUR assigned garage space or blocks YOUR garage space and you have no choice but to park in an open-space until they have moved or you have them towed. If you have this situation occur, you must notify Securitas immediately by contacting 619-385-0783 and notifying the Security Officer of this situation.
3. Yellow hang-tags will be issued one per unit. The yellow hang-tag authorizes residents or their guests to park in open-parking spaces not otherwise marked. This permit could be used for additional vehicles in the residence or for your guests.
 - It is incumbent upon you to reclaim the yellow hang-tag from your guests upon their departure. A replacement hang-tag comes with an administrative replacement fee, and failure to retrieve the hang-tag from your guests is not an acceptable reason for waiver of the fee.
 - No single vehicle shall be permitted to display both a black and yellow tag. If a vehicle is found to be using both permits, the vehicle is subject to towing without warning.
4. Temporary Guest/Extended Stay Permit: The Board recognizes that from time to time it may be necessary to permit an extended stay to a non-resident guest. Owners are permitted to contact MMI to receive a temporary guest/extended stay permit or the resident or guest may automatically register the permit through the Parking Boss platform.

Each unit will be permitted to request up to three (3) guest parking permits in any 12-month period. These permits will expire after a maximum of 96 consecutive hours/4 days. These permits may be used at the Owner's discretion, but no more than three (3) permits will be provided for any reason. Once these passes are obtained and expended, there will be no further permits provided in that 12-month period and visitors must utilize your yellow hang-tag or park outside of the community. Unless registered through Parking Boss, these permits must be obtained upon request in person from the onsite office by the Owner of the property. Guests

Parking Policy Resolution 2019-01

and/or tenants are not allowed to obtain a guest permit directly. If you rent your property, you must provide a copy of the current lease showing the lease terms to the onsite office prior to the permit being requested by the tenant. No guest parking permits will be provided without a copy of the lease and without the tenant being properly identified by MMI.

5. Limitations to the temporary guest/extended stay permit will be set at the discretion of the Board, if necessary. Once the temporary guest/extended stay permit has expired, if the vehicle remains on Verano property, the vehicle is subject to being towed at the owners' expense without warning.
6. If you, as an Owner, grant permission for a guest to park in your assigned underground garage space, the appropriate black hang-tag must be visibly displayed and unobstructed at all times. Your vehicle may utilize open-space parking with a yellow hang-tag during your guest's stay. Extra vehicles will be required to park off the property.
 - Remember: Parking permits are not interchangeable. They are only permitted in the specified areas. Yellow hang-tags are not permitted in the garage spaces and black hang-tags are not permitted in the open-space parking areas. Yellow hang-tags and temporary guest/extended stay permits may not park, unmoved, in the same open-parking space for longer than ninety-six consecutive hours.

Section 4: Enforcement

1. MMI and your Homeowners Association courtesy patrol will strictly monitor improperly permitted vehicles to ensure compliance. MMI will issue violation and notice of fines. To avoid violation and/or fine and/or towing:
 - Park in your assigned garage space at all times with black hang-tag properly displayed (unobstructed with Verano logo and QR Code facing forward) in the front windshield area of the vehicle.
 - Yellow hang-tags are not permitted to park, unmoved, in the same open-parking space for more than ninety-six consecutive hours or the vehicle is subject to towing without warning.
 - Never park or stop in the red marked fire lanes, with or without hazard lights illuminated. You may be towed without notice.
 - Ensure your visitors have an unobstructed yellow hang-tag properly displayed and they may not park, unmoved, in the same open-parking space for more than ninety-six consecutive hours.
 - Fees and fines described in this Parking Policy may be modified at any time by the Verano Homeowners Association Board of Directors.



Parking Policy Resolution 2019-01

Section 5: Additional Information

Western Towing: If you tow a vehicle from your assigned garage space or from a fire lane, Western Towing is Verano's preferred vendor and they may be reached at 619-297-8697. If your vehicle is towed, you may call Western towing at the same number for information on the location of the yard where your vehicle is stored and the details of how to retrieve it.

From the California Vehicle Code:

Additional Prohibited Stopping, Standing, or Parking: Fire Lane.

Section 22500.1 in addition to Section 22500, "No person shall stop, park, or leave standing any vehicle, whether attended or unattended, except when necessary to avoid conflict with other traffic or in compliance with the directions of a peace officer or official traffic control device along the edge of any highway, at any curb, or in any location in a publicly or privately owned or operated off-street parking facility, designated as a fire lane by the fire department or fire district with jurisdiction over the area in which the place is located."