

## **Southview Homes 3 Homeowners Association, Inc.**

SVH3 Clubhouse, San Vicente Road, Brgy. San Vicente, San Pedro, Laguna /Email  
Address: [svh3hoa@yahoo.com](mailto:svh3hoa@yahoo.com)

### **PARKING /GUIDELINES BOARD RESOLUTION 2021-006**

#### **Policies Relating to Vehicle Operation and Parking**

**WHEREAS**, Article V Section 1 Powers and Duties of the Board of Directors ("Board") Unless otherwise provided in the articles of incorporation and this By-Laws, the powers of this association to exercised, all business conducted and all of its property controlled and held by the Board of Directors or trustees elected from among the members in good standing of this association. **WHEREAS**, Article XI Section 2, of the Bylaws enables the Board shall have the power to promulgate such rules and regulations consistent with laws, the articles of incorporation or these By- Laws.

**WHEREAS**, the private streets and parking areas of Southview Homes 3 are owned and maintained by the Association, and the Board has created guidelines and regulations for parking rental /agreement and made them applicable to the private streets of Southview Home 3 Subdivision.

**WHEREAS**, the Board of Directors have decided and agreed on the Conditions and Restrictions provides that the owner or occupant of each Lot be entitled to the use of not more than two automobile parking spaces, which shall be located as near and convenient to each Lot as reasonably possible, together with the right of ingress and egress in and upon said parking areas; **WHEREAS**, the Board agreed and the Board believes that this resolution are in the best interests of the Association and its Members;

**NOW, THEREFORE, BE IT RESOLVED** that the following vehicle operation and parking policies are hereby adopted by the Board:

#### **GENERAL PROVISIONS**

##### **A. Assigned Parking Spaces**

1. Each Lot is assigned 1 space to park one vehicle. With minimum fee of 300.00 pesos only/month.
2. Authorized parking spaces will be identified by lines marked by the Association.
3. All assigned spaces are marked by the Association with the slot number applied by homeowner or occupant of that particular slot.
4. No more than one vehicle will be parked in each space.
5. Vehicles parked in assigned spaces are subject to all applicable rules and regulations. Base on the contract signed by the homeowner.

##### **B. Unassigned Parking Spaces**

1. Unassigned parking spaces include any parking space not assigned to a specific homeowner.. These spaces are slots unoccupied or vacant.
2. All owners or occupants are entitled to equal and fair use and access to unassigned parking spaces on Southview Homes 3 Subdivision streets.
3. Unassigned spaces, unless otherwise provided in the resolution, are available for the temporary use of any owner or occupant or their guest on a first come, first served basis.

4. To ensure general availability of unassigned parking spaces, owners or occupants will not use such spaces in a manner that denies the use of these spaces to other owners/occupants or guests for extended periods (monopolizing). Parking spaces may be considered to be improperly used when:

a. Owners/occupants and/or guests attempt to maintain control of specific unassigned spaces by consistently parking household or guest vehicles in such spaces for greater than 96 hours when, due to limited parking, other owners/occupants are vying for the same space(s),

or

b. By rotating (switching) vehicles from the same household (or guests) between assigned and specific unassigned spaces, or

c. Other circumstances that result in the extended use of unassigned parking spaces by members of the same household or their guests/visitors.

5. Only Southview Homes 3 Homeowners/occupants and their guests may park in unassigned spaces.

6. Use of Southview Homes 3 parking spaces for vehicles not owned by owners/occupants or their guests is prohibited.

7. Exceptions may be permitted as granted by the Board of Directors.

**C. Responsibility for Guests**

Each Lot owner/occupant is responsible for the conduct of their tenants, guests or visitors as it relates to the operation, parking and proper use of vehicles within the Southview Homes 3 community.

**D. Permitted and Prohibited Vehicles**

Only approved non-commercial vehicles may be parked in Southview Homes 3. An approved vehicle is defined as any conventional passenger vehicle, motorcycle, personal-use van seating no more than ten persons, or pickup truck that is not a "commercial vehicle" as described below. No trucks (except non-commercial pickup trucks), cargo vans, trailers (whether attached or unattached to a motor vehicle), or other recreational vehicles may be parked overnight. "Commercial vehicles" are those within one or more of the following categories: (a) vehicles marked in any way as commercial (e.g., painted signs/logos, commercial license plates or commercial numbering, taxicabs, etc.); (b) vehicles with a gross weight of more than 7,500 pounds; (c) vehicles equipped with any commercial add-ons (e.g., racks for storing ladders, roof-top flashing lights), or (d) vehicles that have any visible business, trade or job-related equipment stored in or attached to the exterior of the vehicle (including within unenclosed truck beds), such as ladders, pipes, tools, signs, pipes, plumbing supplies, mechanical or electrical equipment, construction supplies, etc. Owners/occupants may be granted approval to park an otherwise excluded vehicle overnight to accommodate an out-of-town guest or for other temporary reasons upon showing of adequate justification by making a written request to the Board of Directors.

E. Parking spaces are designated only for the parking of vehicles. No items or articles other than vehicles may be stored in the parking spaces. No signs, initials, numbers, storage containers or other additions or alterations to the parking spaces may be painted, displayed, or erected without prior written consent of the Board of Directors. Construction materials may be temporarily placed in a resident's assigned space while work is being done at that residence.

F. Vehicles of utility companies, movers, vendors, trades people, busses or other commercial activity may be parked in designated parking areas to conduct business; however, such vehicles shall not be authorized to park overnight, i.e., between 7:00 p.m. and 7:00 a.m., without written approval of the Board of Directors.

G. Motor vehicles will be parked within the spaces marked so as not to obstruct use of adjacent spaces.

H. No vehicles shall be parked in such a manner that obstructs the safe and free flow of moving vehicular traffic including emergency vehicles or obstructs the movement of other vehicles moving into and out of marked parking spaces.

I. No junk or derelict vehicle shall be parked on the parking spaces at any time. Any motor vehicle that cannot be operated in its existing condition because the parts necessary for operation, such as but not limited to tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals removed, damaged or destroyed, shall be deemed a junk or derelict vehicle regardless of the display of a valid State license, registration, or inspection sticker.

J. Vehicles shall be operated in a safe and prudent manner so as not to endanger life, limb or

property of any person.

K. All vehicles must display current license plates and inspection stickers and be operated by a

person holding a valid driver's license or permit.

L. Except for minor emergency repairs and ordinary light maintenance (including fluid changes and other operations which might soil or contaminate adjacent areas), repairing and/or maintaining vehicles, including the painting thereof, is not permitted at any time in the parking spaces. Drainage or leakage of fluids by intent or through lack of proper vehicle maintenance which may cause damage to the street will constitute a violation of the Resolution, subjecting the vehicle owner and/or owner of the Lot to which the parking space is assigned to all consequences, Any and all charges for violations will constitute a lien against the relevant Lot, and shall be collected as ordinary assessments. Washing and cleaning of vehicles is permitted only in a Lot owner's assigned parking spaces.

M. Operation, use and/or maintenance of a vehicle in a manner that poses a hazard or nuisance shall be in violation of this Resolution. A hazard is defined as the operation of a vehicle in a manner that threatens injury or death to other members of the community, and/or threatens to damage the property of other Lot owners' property interests. Examples of nuisance are the following:

1. A vehicle which generates an unreasonably high level of noise, including noise from a stereo or sound system within the vehicle, the unreasonable use of the vehicle's horn, unreasonable "revving" of the engine, screech of tires on the pavement, and/or unreasonably loud engine sounds due to the absence of a muffler.

2. A vehicle which generates an unreasonably large, unnecessary and/or hazardous level of exhaust.

N. Vehicles shall not exceed a posted speed limit.

O. Unassigned parking spaces are for short term or visitor use only.

## **II. ENFORCEMENT**

A. The Board of Directors will enforce provisions of this Resolution. Owners/occupants may bring complaints to the Board concerning violations of this policy orally or in written form, if possible.

B. If any vehicle owned or operated by an owner/occupant, any member of his family, or by such owner's tenants, guests, invitees or licensees shall be operated or parked or abandoned in such a manner as to violate this Resolution, the Association shall be held harmless by such owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the owner or driver may have under the provisions of s local laws and ordinances are hereby expressly waived. The

owner shall indemnify the Association against any liability which may be imposed on the Association as a result of such parking, operation, or abandonment and any consequences thereof.

C. Any motor vehicle, tractor, bus, semi-trailer, personal van, recreational vehicle or other vehicle of any description that is parked in violation of this Resolution is deemed to be parked without permission of the Board of Directors of any motor vehicle or other vehicle that is so parked without permission.

#### **D. Procedures**

1. Emergency Procedures. The above steps will not be applied in the case of a vehicle parked so as to obstruct the entrance or exit, any street, any area reserved for pedestrian use, or the door/gate any house that could be used in an emergency. The vehicle so parked will be subject to immediate removal; however, the Board of Directors shall notify the owner of the vehicle as soon as possible thereafter.

2. **The Board reserves the right, in cases of continual or recurring violations, if there's any.**

IN WITNESS, WHEREOF, the undersigned have executed this consent as of this August, 2021

day of

I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the Southview Homes 3 Board of Directors on the above date

#### **APPROVED BY :**

\_\_\_\_\_  
Melandro A. Olmedilla  
**HOA President**

\_\_\_\_\_  
Ronaly S. Pilar  
**HOA Treasurer**

#### **ATTESTED BY:**

\_\_\_\_\_  
Jeefrey E. Ambrocio  
**BOD**

\_\_\_\_\_  
Emil P. Rongavilla  
**BOD**

\_\_\_\_\_  
Michelle Tricia M. Mariano  
**HOA Secretary**

\_\_\_\_\_  
Edwin M. dela Cruz  
**HOA Vice President**

\_\_\_\_\_  
Jacqueline S. Dauz  
**HOA Auditor**

\_\_\_\_\_  
Lorena S. Lanting  
**BOD**

\_\_\_\_\_  
Rhea G. Baniqued  
**BOD**