

Cypress Point Lakes Vehicle Rules

1. No vehicle may travel faster than 15 miles per hour on the property.
 2. Except as noted below, only non-commercial passenger cars and vans, and pickup trucks up to $\frac{3}{4}$ -ton owned by residents are permitted to park on the property. Exceptions include (a) vehicles belonging to current visitors and contractors actively providing services and (b) passenger cars and vans, and pickup trucks up to $\frac{3}{4}$ -ton that are used by residents both for business and personal use, provided that any signs or markings are unobtrusive and inoffensive as determined by the Board.
 3. A resident's recreational vehicle or equipment may be parked on the property for no more than four hours for the purpose of loading or unloading from a trip, provided there is no obstruction or interference with the free movement of any vehicles. Recreational vehicles include motor homes, trailers, boats or campers.
 4. No part of the common grounds may be used for repairs, painting, construction or reconstruction of any vehicle, boat or any other item, with the exception of minor repairs to a resident's vehicle such as fixing a flat tire, replacing a dead battery or other minor repair described in the vehicle owner's manual as intended for owner maintenance.
 5. No unregistered vehicle or vehicle in disrepair may remain on the premises except that a resident's vehicle that comes into disrepair after being registered to that resident for at least 90 days and is otherwise compliant with these rules may remain for up to 30 days in the resident's assigned space. Should such vehicle be registered with the state as *Planned Non-Operational* it may be parked in that space for up to two years and such registration must be displayed on its dashboard. *Disrepair* includes having one or more non-functional, damaged or missing parts that would prevent safe and legal operation.
 6. No motorized vehicle, including but not limited to a motorcycle or motorbike, may be parked on a sidewalk, fire lane or other no-parking zone.
 7. Parking in open spaces marked "72 hours" is limited to 72 hours in any 7-day period.
 8. Vehicles are prohibited from occupying more than one parking space.
 9. No vehicle may leak fluid or otherwise damage the grounds. The owner of a unit whose occupant or visitor parks a vehicle that leaks fluid will be responsible for the removal of such fluid.
 10. No vehicle may be operated on the property that emits excessive noise or exhaust as determined by the Board.
 11. No vehicle may have more than fifty cumulative square inches of rust or unpainted or unfinished surface and no vehicle or vehicle cover may be allowed to accumulate rust, dust, pollen, leaves or other debris or assume any condition such that it presents an eyesore as determined by the Board.
 12. No vehicle may be used for storage.
 13. No part of the grounds may be used for storage. Temporary storage units, such as PODS, must be approved by the Board of Directors.
 14. Residents must use their own carport before parking in a shared space.
 15. Residents are responsible for ensuring their guests follow these rules.
- Violators of the above rules are subject to a fine and/or towing at the vehicle owner's expense. Towing may occur with no prior notice for violation of any of paragraphs 4 through 8 or in cases of emergency. Otherwise, a vehicle owner will be given 30 days notice to bring a vehicle into compliance before being towed. All costs incurred in the removal of such vehicles and/or equipment, including, but not limited to, towing and storage expenses and attorney's fees, if applicable, will be charged to the owner.
- Any exception to these rules for extraordinary circumstances must have prior approval from the Board of Directors. Contact Community Management Services at 650-961-2630 or manager@CPLakes.org.

