

# PUEBLO AT SANTA FE

## PARKING RULES

- A. All vehicles belonging to a resident must be currently registered with the management company (i.e. provide make, model and license plate)
- B. Each unit is equipped with an individual two car garage to park vehicles. Residents must park at least two automobiles in their garage before using common area spaces. Garages may not be used for any purpose that would prevent the parking of vehicles in that garage. Residents must obtain a parking permit to park a third vehicle or an oversized vehicle (meaning a standard car or pickup that is too large to park in the garage with the garage door closed) in a common area space. If a resident's vehicle is too large to allow the garage door to close, the resident may park the oversized vehicle in the common area parking provided they obtain a parking permit from the Association. In such event, there will be no dedicated spot for the oversized vehicle, and open parking spaces are to be utilized on a first come first serve basis. *A vehicle may be considered oversized if it is too wide or too tall to fit in the garage next to another standard sized vehicle. The Board of Directors shall determine if a vehicle is oversized.*
- C. Any guest vehicle parked in a common area space overnight must display a current visitor pass. Visitor passes are for the short term use of visitors only. *As used in this rule, short term shall mean 2 weeks or less in a 45 day period.*
- D. No vehicle may be parked in a manner that interferes with ingress or egress to any unit or ingress to or egress from the community. No vehicle may obstruct the flow of traffic, constitute a nuisance, or otherwise create a safety hazard at the Community. No vehicle may be parked, even temporarily in fire lanes, or in any area designated as a "No Parking" area.
- E. Any vehicle that is parked in a handicapped space without a proper identification placard or license plate is subject to immediate towing at the owners expense.
- F. Any vehicle causing visible spills, such as oil or fuel, shall be removed from complex until repaired. The cost of cleaning spills will be the responsibility of the resident.
- G. No inoperable or unregistered vehicle of any type, including vehicles with flat tires shall be parked in the community.

- H. Vehicle repairs and other activities are not permitted on the property, except completely within the garage with the garage door closed, unless the Board of Directors determines the activity creates a nuisance.
- I. Commercial vehicles, heavy load vehicles, campers, RV's etc...are prohibited from parking in the Community except for loading/unloading. (maximum time limit: 1 hour) Noisy or smoky vehicles are not permitted in any portion of the Community. All vehicles parked in the Community must be operable. No boats, trailers, recreational vehicles buses or commercial vehicles shall be permitted without the prior written consent of the Board.
- J. Abandoned vehicles shall not be parked anywhere within the community. Any vehicle shall be considered abandoned if:
  - i. The vehicle appears to be in a state of disrepair making it incapable of being driven in its present condition.
  - ii. The vehicle is parked and has not been moved for a period of 72 hours, without prior authorization from the Board or Management.
  - iii. The vehicle does not have current registration/license plates.
- K. Per Las Vegas Municipal Code 11.10.200, abandoned vehicles and unauthorized parked vehicles may be towed at the owners' expense. A 48 hour notice will be applied to the vehicle windshield prior to towing. The currently contracted towing company name and phone number can be obtained from the Management Company.
- L. Garage doors are to remain closed at all times, excluding vehicle loading and unloading.
- M. The speed limit on all community streets shall be 10 miles per hour.
- N. Vehicles parked in red zones or in front of garage doors are subject to immediate tow with the following exception:
  - i. Vehicles may be parked in front of the garage door for immediate loading/unloading only. If loading/unloading, resident must have hazard lights on and be actively loading/unloading the vehicle.

**If you have any questions regarding the parking rules please contact management at 702-362-0318 or [admin@performance-cam.com](mailto:admin@performance-cam.com)**