



VEHICLE AND PARKING RESTRICTIONS

Each Owner shall be entitled to the exclusive use of the garage located upon his Lot, and neither the Resident of a single residential unit, shall collectively bring to the property more than the number of vehicles that can and must be consistently parked in the garage belonging to that unit. No Owner or Resident of VBG Homes Association shall park any vehicle in the driveway of the residence or the private streets within the Association. New Residents upon move-in are allowed to park their vehicles in Guest Parking for 30 days while organizing their garages to accommodate their vehicles.

No garage shall be enclosed or used as a workshop, storage space, hobby facility or any other use which would interfere with the use for the accommodation of the number of full-sized passenger vehicles which the Owner and the persons residing with the Owner regularly drive

No recreational vehicle of any type, or any inoperable vehicle, shall be kept or parked in the driveway, street, sidewalk, yard area or Guest Parking area within the Development; and garages may not be used for storing or parking any recreational vehicle, unless BOTH of the following conditions are met: (1) such recreational vehicle is fully enclosed in the garage and the garage door is kept closed except for ingress and egress, and (2) such recreational vehicle may be so enclosed in the garage without taking space needed for the passenger vehicles which are to be parked therein.

Parking for the passenger vehicles of guests and invitees ONLY is available in designated areas of the VGB Homes Association Development. No Resident may use the Guest Parking (Open Parking Areas) for overflow vehicles for which garage space is not available. No Owner or Resident shall permit overnight guests or frequent visitors to the property to park in any manner which violates the provisions of the Villas at Granite Bay CC&Rs and these Vehicle and Parking Restrictions. A guest is defined as someone who is not living with the Resident. Those vehicles belonging to persons who are continuously parking in Guest Parking for a period of more than 30 days are expected to find optional parking either outside the community or in the Resident's garage.

Yellow Guest Parking Tags are to be provided to each Resident for use when entertaining guests. These tags are to be filled out and displayed on the guest's vehicle rear view mirror or dashboard when parking in Guest Parking. If the guest is parking for more than one 24-hour day, Resident is required to post a Yellow Guest Parking Tag.

All driveways and garages shall be maintained in a neat and orderly condition and garage doors shall be closed except during the time needed for vehicle to enter or leave.

In order to prevent or eliminate any parking problems within the properties, the Association Board of Directors shall have the power and authority to establish additional rules, restrictions and penalties and to impose fines and towing procedures for repeated violations of parking restrictions.

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