

SUNRISE RIDGE/The HIGHLANDS @ SOMERSET HILL PARKING POLICY

Adopted: July 18, 2011; Amended: 15 January, 2025; Effective: 01 March 2025

The Sunrise Ridge/Highlands @ Somerset Hill Association was designed with smaller private streets (blue street signs) that do not meet Tumwater requirements for public roads. To allow for less street parking, each Lot was provided parking space for four vehicles, according to CC&R Section 4.13.

It is the property owner's responsibility to help maintain an attractive street scape and safe emergency access by managing parking of owners, renters and guests. These rules apply to private roads. Parking requirements for *private roads* are:

- Compliance with CC&R sections 4.13, .14, .17, & .22, applicable sections of Washington State RCW 46.61.570 & 575, and the current HOA Parking Policy.
- No regular or continuous street parking is permitted on private roads. Parking is limited to temporary overflow guest parking and to allow for safe passage for emergency vehicles. Guests and visitors should park in the driveway. 'Continuous' means 72 hours. 'Regular' means more than 7 days per calendar month.
- Unless otherwise exempted in the CC&Rs, no trucks over one ton pickups, trailers, boats, motorhomes, campers, storage containers, or other recreation vehicles are allowed parked within the Association or on any Lot unless hidden from street view and other Lots.
- Commercial vehicles may park at or near the Lot being serviced during normal business hours. Commercial vehicles may not obstruct traffic, and may not be parked overnight.
- Parking is restricted to the side of the street with sidewalks. The street side without sidewalks is a Fire Lane needed to allow two-way traffic for emergency vehicles.
- Vehicles may not block mailboxes, fire hydrants, driveways, sidewalks or prevent pedestrians from passing safely. Parking is never allowed on sidewalks. Vehicles may not park within 5 feet of a mailbox, 15 feet of a fire hydrant or 30 feet of a stop sign.
- All vehicles will be parked with the wheels within 12 inches of the right-side curbs.
- Vehicles must keep wheels off sidewalks and raised curbs. Over time this may damage the sidewalk. Sidewalks may not be blocked by vehicles or other obstructions.

Homeowners, residents or guests in violation of this policy may be towed without notices. Vehicle owners looking for missing vehicles should first contact the City of Tumwater Police Department ((360) 704-2740). Vehicles parked in violation of this policy, whether owned by residents, guests or vendors, are subject to the following actions:

1. Towing without notice by a private towing company.
2. A violation letter from the Association with an escalating penalties.
3. Legal action by the Association.

Any and all costs incurred by the Association to enforce the Parking Policy are the Homeowners' and/or vehicle owners' financial responsibility.