

NOTICE OF PROPOSED CHANGES TO ASSOCIATION'S RULES

MONARCH HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION

Civ. Code § 4360

All Owners and occupants of properties within the Monarch Hills Condominium Homeowners Association (“**Association**”) are bound to comply with the restrictions and requirements contained in the Association’s governing documents. The governing documents include, among others, the Association’s recorded Declaration of Covenants, Conditions and Restrictions (“**Declaration**”), Bylaws, and any operating rules adopted by the Association’s Board of Directors (“**Rules**”) pursuant to its authority under the Declaration, Bylaws and applicable Civil Code.

The Board of Directors has proposed changes to the Rules as described below (“**Proposed Changes**”). This notice is being provided to all Owners in satisfaction of Civil Code § 4360.

BRIEF DESCRIPTION OF PURPOSES & EFFECTS OF PROPOSED CHANGES

The Proposed Changes are described below, together with their underlying purposes and effects.

1. PROPOSED PARKING POLICY CHANGES

- a. ***Purpose:*** To keep out community aware of the parking rules and enforce any violations with fairness and uniformity
- b. ***Effect:*** The effect of the revisions to the Parking rules will allow the board to be fair and clear on implementing the rules.
- c. ***Proposed Fine Policy Changes.***
PLEASE SEE ATTACHED.

UPCOMING MEETING WHEN BOARD MAY ADOPT THE PROPOSED CHANGES

Pursuant to *Civil Code* § 4360(b), a decision whether to adopt any or all of the Proposed Changes will be made at the Board’s upcoming meeting scheduled for **March 26, 2024 at 5:00PM** at 58 Corniche Drive, Dana Point. That decision will be made after consideration of any comments made by Owners.

Please note that the decision whether to adopt any of the Proposed Changes is made within the sole discretion of the Board of Directors. However, if you have any comments regarding the Proposed Changes that you would like the Board to consider, please bring them to the Board’s attention at the meeting, or in advance via email to the Association’s managing agent at:

Wendy Miller, Associate Director of Community Management
Powerstone Property Management
wmiller@powerstonepm.com

If a decision is made to adopt any or all of the Proposed Changes, general notice of the same will be posted/provided within fifteen (15) days following the above-referenced meeting.

Parking Enforcement Policy & Procedure

Policy:

All parking rules will be enforced by management & parking patrol per our governing documents and coordinated with Association Parking Liaison. The goal is to keep our community aware of the parking rules and to enforce any violations with fairness and uniformity.

Procedure:

- 1) Any vehicle found to be in violation of association parking rules by parking patrol will be given notice via ticket placed on vehicle.
- 2) Parking patrol will notify management daily of all ticketed violations.
- 3) Management will make all reasonable attempts to notify homeowner of ticketed violation and give notice per our CC&R's (15.1 a), Association parking rules and civil code CVC 22658 (a)
- 4) Management will send notification of all parking violations with any copies of homeowner notification and any homeowner response of correction to Association Parking Liaison.
- 5) Covered guest parking stalls numbers 10, 36, 72, 73, 120, 187, 219, 221, 273 and all uncovered guest parking stalls have a 72 hour maximum time limit and must be relocated to another guest parking stall after 72 hours. Homeowners & guests needing longer than 72 hours must display 30 day limit parking pass obtained at the Security gate and park in the far north lot for extended parking over the 72 hour limit.
- 6) Association Parking Liaison will direct parking patrol if any towing is necessary. Only flatbed towing is approved by the board. CCV section 22658 (I) (A) requires that someone with authority be at the vehicle when it is towed. No vehicle may be towed without written approval of Parking Liaison with the exception of the following:

A vehicle may be removed immediately after being illegally parked within 15 feet of a fire hydrant, in a fire lane, in a manner that interferes with an entrance to, or an exit from the private property, or in a parking space or stall legally designated for disabled persons. CVC 22953

Approved by board on: 12/20/2023