



WILDWOOD
Home Owners Association

WELCOME HOME

*TENANT RESOURCES
& GUIDELINES*

TABLE OF CONTENTS

Welcome to Wildwood	3
Tenant Screening	4
Parking	5
Mail Box Keys	7
Gate Code	7
Pool Access	7
Trash and Dumping	8
Work Orders	10
Contact the Office	10
References	11

Welcome to the Wildwood Community

Wildwood is a community of individually owned condos and townhomes. The owners of these units are a part of Wildwood Homeowner's Association ("Wildwood HOA", the "Association") which cares and maintains the exteriors of each unit as well as common areas and amenities. Owner's care and maintain for their individual units.

Our community is made up of resident owners, tenants renting from individual owners, and tenants renting from Phoenix Park. We expect our community members to help keep Wildwood a clean, safe place to live and obey all rules.

This Welcome Book will remind you of some of those rules and provide important information for tenants.



Screening

Tenants MUST BE screened prior to moving into Wildwood.

The Association checks potential tenants for felonies and evictions to keep all residents safe. The owner of your unit may require their own screening or have additional criteria for screening potential tenants.

Owners and their immediate families are exempt from screening.

The process is as follows;

1. The potential tenant completes the Associations application either online or in person.
Online Application Link: <https://lisafrancoa.com/ww-rental-application>
2. The screening requires a separate application for each adult 18 and over.
3. The cost is \$37.50 per application via PayPal or Money Order
4. To verify your identity, the following is required:
 - a government issued photo ID
 - and a Social Security card
5. Background Checks take **5 to 10 BUSINESS** days to get results. Tenants and Owners will be provided copies of the tenant's background check.



To complete the screening online visit:
<https://lisafrancoa.com/ww-rental-application>

To apply in person:

4088 Savannah Lane
Sacramento, CA 95823

Payment must be made via PAYPAL OR Money Order
(to Wildwood HOA).

Cash or Check is not accepted.

Parking

A PERMIT is required to park within Wildwood HOA designated parking spots.

Resident Permits allow you to park in your Assigned Carport ONLY.

If your permit is not displayed AND is not attached to the assigned vehicle, **your vehicle will be towed.**

Consider this statement as your WARNING, there will be **NO FURTHER WARNINGS.**

RESIDENTS are not permitted to park in guest spaces for any reason!

Wildwood Residents and Guests may not park in Brookfield HOA and will be towed.
Non-permit parking is available on Creeks Edge Way, a public city street.

RED PERMITS ARE RESIDENT PERMITS

DO NOT PARK YOUR VEHICLE IN THE VISITOR PARKING AREA AT THE POOL

If your resident permit is displayed while you are parked at the pool, your vehicle will be towed.



Note:

We can provide special permits if we determine an exception is warranted for extenuating circumstances. For special permits, contact the office.

Guest/Visitor Parking

Guests or visitors may park in guest spaces. Your guests may park in your carport if you have only one vehicle or your 2nd vehicle is parked on Creeks Edge Way.

**WHITE PERMITS ARE VISITOR PERMITS
VISITORS MUST REGISTER THEIR LICENSE PLATE
AT:**

www.wildwood.guestparkingpermits.com




(SMART PHONE VIEW)

MetroPCS LTE 1:01 PM 78%
wildwood.parkingattendant.com

< Home

Register Vehicle for Guest Parking

Please complete the following info:

 License plate...

Parking **right now** [change](#)

1 hour 2 hours 3 hours 4 hours

Contact email...

Contact phone...

Email & text confirmation [change](#)

By continuing you acknowledge the [Parking Rules](#)

REGISTER VEHICLE

Questions? Contact The Weymouth Company at:
lweymouth@yahoo.com or 916-821-7796.

- **WHEN REGISTERING YOUR VEHICLE DON'T LEAVE YOUR VEHICLE UNTIL REGISTRATION PROCESS IS COMPLETE.**
- **Confirm you have registered your vehicle correctly, (plate #, length of time, email and contact #) a text message will be sent for confirmation.**
- **Place your visitor permit on the rear view mirror in sight of Management and Tow.**

Mail Box Keys



Your first mailbox key may be provided by the owner of your unit or for free by the Association.

If you lose your key, a replacement key costs \$35 for the first key. A second replacement key will cost \$50. Payment for replacement keys may be made via Money Order.

Gate Code

- Upon closure, owners will be contacted with more information.
- Owners are responsible for providing the Association with identification for all unit residents requiring entry.
- Tenants should contact owners for gate entry information.
- For loss of gate entry information, a fee may be applied by the association for a change or update.

Pool Access



Pool keys are not provided to residents.

The pool monitor provides access to the residents during pool hours between Memorial Day and Labor Day.

The pool is closed on Sundays for private parties which can be reserved through the office.

The pool is closed on Monday for cleaning and maintenance.

Trash



Trash Day is every Thursday!

Do not roll trash cans out to the street before 5 p.m. on Wednesday per the City Code.

Failure to roll your trash can back before Friday by 12:00 p.m. will result in a violation issued to the owner of unit and necessary fines through the Association.

City Code 13.10.190

Placing receptacles for collection

- A. If there is more than one collection can, the cans shall be placed closely together in one location and shall be placed within two feet of the curb. Receptacles used for the collection of garbage shall be placed as set forth in this section. The cans must be placed in a manner such as to be in front of any fence or other barrier or enclosure, and readily accessible from the street or alley on which the collectors conduct their route.
- B. Automatic lift containers shall be placed at least two feet from any obstruction, including an adjacent automatic lift container.
- C. The can or cans shall be placed for collection no earlier than twelve (12) hours prior to the scheduled collection time and only for such additional period as may be incident to collection. The can or cans shall be moved back to their normal storage location not later than twelve (12) hours after collection. No can placed for collection shall be placed on any public sidewalk or street in a manner which impedes traffic or drainage or in any manner which creates a hazard. Any can or cans placed for collection shall be placed in a manner which will provide the collector at least thirty-two (32) inches unimpeded access thereto.
- D. For properties, places and premises serviced by the city, any can placed for collection to qualify for the rates set forth in the city's fee and charge manual shall be placed in the manner set forth in this section. (Ord. 2000-036 § 2(a) (part); Ord. 2000-017 § 3 (part); prior code § 19.01.122)

Dumping

All garbage must be properly disposed of in designated containers.

Dumping on the streets of the Association will result in fines from the Association and from the city.



Residents can request curbside pick-up of bulk items ONCE A YEAR from the city, but must notify the Association to avoid fines and cost of removal.

Residents may also contact the Associations hauler, Ezell (916-834-8802), for a quote.

Residents may contact the Association and the City to report illegal dumping within Wildwood.

Work Orders

Wildwood Homeowners Association manages the exterior of the buildings, roofs, and common areas. To report an issue with the interior of your unit, please contact the owner or manager of your unit.



WORK ORDER FORM

To report an issue with the exterior of the buildings, roof, or common area go to <https://lisafranchoa.com/wildwood> and select "Work Order Form"

Contact

Have questions? Contact the Office:

Phone: 916-821-7796

Email: lisafranchoa@gmail.com

Address:

4088 Savannah Ln

Sacramento, CA 95823

REFERENCES

SECOND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WILDWOOD (Portion of Villa Towne Homes)

PARKING RESTRICTIONS PER THE CC&R'S

ARTICLE VII

Property Use Restrictions

22. Parking; Trailers, Boats and Motor Vehicles. No vehicle shall be parked or left on any portion of the Property other than within the carport for the Lot such vehicle is attributable to, or within specified parking areas so designated by the Board. The carports are to be used solely for the parking of standard passenger vehicles. No mobile home, trailer of any kind, recreational motor home, boat, truck camper larger than a one ton pickup truck, other recreational vehicle, or commercial vehicle shall be kept in or upon the Property, except as shall be permitted, from time to time, by the Rules or by resolution of the Board. No motor vehicle shall be constructed or reconstructed within the Property. No dilapidated or inoperable vehicle, no vehicle not having current valid license and registration for operation on public streets and highways, no vehicle which is not in compliance with any Rules applicable to the operation of vehicles within the Property, including without limitation any applicable registration and/or vehicle sticker requirements, and no tent or other structure shall be parked, stored or otherwise left on the Property, or any portion thereof, including without limitation carports; provided, however, that the provisions of this Section 23 shall not apply to temporary construction shelters or facilities maintained during, or used exclusively in connection with, the construction of any work or improvement approved by the Architectural Advisory Committee or the Board. No commercial vehicles of any nature shall be parked or stored at any location within the Property, except for commercial vehicles then providing services to Owners or the Association, and in such event only for the duration reasonably necessary to provide such service. For the purposes of this Declaration, the term "commercial vehicles" shall include, although where the context otherwise requires shall not be limited to, any truck exceeding the size of a one ton pickup truck, any van or truck, of any size, containing any attachment used for commercial purposes, any limousine, or any vehicle actually used for the conduct of commercial activities. No vehicle of any kind may be repaired or placed on blocks or other support mechanisms separate from such vehicle at any location within the Common Area, except for emergency repairs. No oil may be changed in any vehicle within the Common Area at any time. The Association, or its designated agents, may cause any vehicle parked or left on a portion of the Property in violation of the provisions of this section to be removed, towed, stored, and/or impounded, immediately and without advance notice, at the expense of the responsible Person, without prejudice to any other recourse available to the Association under this Declaration and all Applicable Laws for any such violation.



Parking Laws per V C Section 22658 Removal from Private Property

VC 22658 (a) The owner or person in lawful possession of private property, including an association of a common interest development as defined in () **Sections 4080 and 4100** of the Civil Code, may cause the removal of a vehicle parked on the property to a storage facility that meets the requirements of subdivision (n) under any of the following circumstances: **(1)** There is displayed, in plain view at all entrances to the property, a sign not less than 17 inches by 22 inches in size, with lettering not less than one inch in height, prohibiting public parking and indicating that vehicles will be removed at the owner's expense, and containing the telephone number of the local traffic law enforcement agency and the name and telephone number of each towing company that is a party to a written general towing authorization agreement with the owner or person in lawful possession of the property. The sign may also indicate that a citation may also be issued for the violation.

(2) The vehicle has been issued a notice of parking violation, and 96 hours have elapsed since the issuance of that notice. **(3)** The vehicle is on private property and lacks an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways, the owner or person in lawful possession of the private property has notified the local traffic law enforcement agency, and 24 hours have elapsed since that notification. **(4)** The lot or parcel upon which the vehicle is parked is improved with a single-family dwelling. (b) The tow truck operator removing the vehicle, if the operator knows or is able to ascertain from the property owner, person in lawful possession of the property, or the registration records of the Department of Motor Vehicles the name and address of the registered and legal owner of the vehicle, shall immediately give, or cause to be given, notice in writing to the registered and legal owner of the fact of the removal, the grounds for the removal, and indicate the place to which the vehicle has been removed. If the vehicle is stored in a storage facility, a copy of the notice shall be given to the proprietor of the storage facility. The notice provided for in this section shall include the amount of mileage on the vehicle at the time of removal and the time of the removal from the property. If the tow truck operator does not know and is not able to ascertain the name of the owner or for any other reason is unable to give the notice to the owner as provided in this section, the tow truck operator shall comply with the requirements of subdivision (c) of Section 22853 relating to notice in the same manner as applicable to an officer removing a vehicle from private property (c) This section does not limit or affect any right or remedy that the owner or person in lawful possession of private property may have by virtue of other provisions of law authorizing the removal of a vehicle parked upon private property. (d) The owner of a vehicle removed from private property pursuant to subdivision (a) may recover for any damage to the vehicle resulting from any intentional or negligent act of a person causing the removal of, or removing, the vehicle. (e) **(1)** An owner or person in lawful possession of private property, or an association of a common interest development, causing the removal of a vehicle parked on that property is liable for double the storage or towing charges whenever there has been a failure to comply with paragraph **(1), (2), or (3)** of subdivision (a) or to state the grounds for the removal of the vehicle if requested by the legal or registered owner of the vehicle as required by subdivision (f). **(2)** A property owner or owner's agent or lessee who causes the removal of a vehicle parked on that property pursuant to the exemption set forth in subparagraph (A) of paragraph **(1)** of subdivision (l) and fails to comply with that subdivision is guilty of an infraction, punishable by a fine of one thousand dollars (\$1,000). (f) An owner or person in lawful possession of private property, or an association of a common interest development, causing the removal of a vehicle parked on that property shall notify by telephone or, if impractical, by the most expeditious means available, the local traffic law enforcement agency within one hour after authorizing the tow. An owner or person in lawful possession of private property, an association of a common interest development, causing the removal of a vehicle parked on that property, or the tow truck operator who removes the vehicle, shall state the grounds for the removal of the vehicle if requested by the legal or registered owner of that vehicle. A towing company that removes a vehicle from private property in compliance with subdivision (l) is not responsible in a situation relating to the validity of the removal. A towing company that removes the vehicle under this section shall be responsible for the following: **(1)** Damage to the vehicle in the transit and subsequent storage of the vehicle. **(2)** The removal of a

vehicle other than the vehicle specified by the owner or other person in lawful possession of the private property. (g) **(1) (A)** Possession of a vehicle under this section shall be deemed to arise when a vehicle is removed from private property and is in transit. (B) Upon the request of the owner of the vehicle or that owner's agent, the towing company or its driver shall immediately and unconditionally release a vehicle that is not yet removed from the private property and in transit. (C) A person failing to comply with subparagraph **(B)** is guilty of a misdemeanor. **(2)** If a vehicle is released to a person in compliance with subparagraph **(B)** of paragraph (1), the vehicle owner or authorized agent shall immediately move that vehicle to a lawful location. (h) A towing company may impose a charge of not more than one-half of the regular towing charge for the towing of a vehicle at the request of the owner, the owner's agent, or the person in lawful possession of the private property pursuant to this section if the owner of the vehicle or the vehicle owner's agent returns to the vehicle after the vehicle is coupled to the tow truck by means of a regular hitch, coupling device, drawbar, portable dolly, or is lifted off the ground by means of a conventional trailer, and before it is removed from the private property. The regular towing charge may only be imposed after the vehicle has been removed from the property and is in transit.

(i) **(1) (A)** A charge for towing or storage, or both, of a vehicle under this section is excessive if the charge exceeds the greater of the following: (i) That which would have been charged for that towing or storage, or both, made at the request of a law enforcement agency under an agreement between a towing company and the law enforcement agency that exercises primary jurisdiction in the city in which is located the private property from which the vehicle was, or was attempted to be, removed, or if the private property is not located within a city, then the law enforcement agency that exercises primary jurisdiction in the county in which the private property is located. (ii) That which would have been charged for that towing or storage, or both, under the rate approved for that towing operator by the **Department of the California Patrol** for the jurisdiction in which the private property is located and from which the vehicle was, or was attempted to be, removed.

(B) A towing operator shall make available for inspection and copying his or her rate approved by the California Highway Patrol, if any, within 24 hours of a request without a warrant to law enforcement, the Attorney General, district attorney, or city attorney. **(2)** If a vehicle is released within 24 hours from the time the vehicle is brought into the storage facility, regardless of the calendar date, the storage charge shall be for only one day. Not more than one day's storage charge may be required for a vehicle released the same day that it is stored. **(3)** If a request to release a vehicle is made and the appropriate fees are tendered and documentation establishing that the person requesting release is entitled to possession of the vehicle, or is the owner's insurance representative, is presented within the initial 24 hours of storage, and the storage facility fails to comply with the request to release the vehicle or is not open for business during normal business hours, then only one day's storage charge may be required to be paid until after the first business day. A business day is any day in which the lienholder is open for business to the public for at least eight hours. If a request is made more than 24 hours after the vehicle is placed in storage, charges may be imposed on a full calendar day basis for each day, or part thereof, that the vehicle is in storage. (j) **(1)** A person who charges a vehicle owner a towing, service, or storage charge at an excessive rate, as described in subdivision (h) or (i), is civilly liable to the vehicle owner for four times the amount charged. **(2)** A person who knowingly charges a vehicle owner a towing, service, or storage charge at an excessive rate, as described in subdivision (h) or (i), or who fails to make available his or her rate as required in subparagraph **(B)** of paragraph (1) of subdivision (i), is guilty of a misdemeanor, punishable by a fine of not more than two thousand five hundred dollars (\$2,500), or by imprisonment in the county jail for not more than three months, or by both that fine and imprisonment.

(k) **(1)** A person operating or in charge of a storage facility where vehicles are stored pursuant to this section shall accept a valid bank credit card or cash for payment of towing and storage by a registered owner, the legal owner, or the owner's agent claiming the vehicle. A credit card shall be in the name of the person presenting the card. "Credit card" means "credit card" as defined in subdivision (a) of Section 1747.02 of the Civil Code, except, for the purposes of this section, credit card does not include a credit card issued by a retail seller. **(2)** A person described in paragraph **(1)** shall conspicuously display, in that portion of the storage facility office where business is conducted with the public, a notice advising that all valid credit cards and cash are acceptable means of payment. **(3)** A person operating or in charge of a storage facility who refuses to accept a valid credit card or who fails to post the required notice under paragraph **(2)** is guilty of a misdemeanor, punishable by a fine of not more than two thousand five hundred dollars (\$2,500), or by imprisonment in the

county jail for not more than three months, or by both that fine and imprisonment. **(4)** A person described in paragraph **(1)** who violates paragraph **(1)** or **(2)** is civilly liable to the registered owner of the vehicle or the person who tendered the fees for four times the amount of the towing and storage charges. **(5)** A person operating or in charge of the storage facility shall have sufficient moneys on the premises of the primary storage facility during normal business hours to accommodate, and make change in, a reasonable monetary transaction.

(6) Credit charges for towing and storage services shall comply with Section 1748.1 of the Civil Code. Law enforcement agencies may include the costs of providing for payment by credit when making agreements with towing companies as described in subdivision (i). **(1) (A)** A towing company shall not remove or commence the removal of a vehicle from private property without first obtaining the written authorization from the property owner or lessee, including an association of a common interest development, or an employee or agent thereof, who shall be present at the time of removal and verify the alleged violation, except that presence and verification is not required if the person authorizing the tow is the property owner, or the owner's agent who is not a tow operator, of a residential rental property of 15 or fewer units that does not have an onsite owner, owner's agent or employee, and the tenant has verified the violation, requested the tow from that tenant's assigned parking space, and provided a signed request or electronic mail, or has called and provides a signed request or electronic mail within 24 hours, to the property owner or owner's agent, which the owner or agent shall provide to the towing company within 48 hours of authorizing the tow. The signed request or electronic mail shall contain the name and address of the tenant, and the date and time the tenant requested the tow. A towing company shall obtain within 48 hours of receiving the written authorization to tow a copy of a tenant request required pursuant to this subparagraph. For the purpose of this subparagraph, a person providing the written authorization who is required to be present on the private property at the time of the tow does not have to be physically present at the specified location of where the vehicle to be removed is located on the private property.

(B) The written authorization under subparagraph (A) shall include all of the following: (i) The make, model, vehicle identification number, and license plate number of the removed vehicle. (ii) The name, signature, job title, residential or business address and working telephone number of the person, described in subparagraph (A), authorizing the removal of the vehicle. (iii) The grounds for the removal of the vehicle. (iv) The time when the vehicle was first observed parked at the private property. (v) The time that authorization to tow the vehicle was given. **(C)** (i) When the vehicle owner or his or her agent claims the vehicle, the towing company prior to payment of a towing or storage charge shall provide a photocopy of the written authorization to the vehicle owner or the agent. (ii) If the vehicle was towed from a residential property, the towing company shall redact the information specified in clause (ii) of subparagraph (B) in the photocopy of the written authorization provided to the vehicle owner or the agent pursuant to clause (i). (iii) The towing company shall also provide to the vehicle owner or the agent a separate notice that provides the telephone number of the appropriate local law enforcement or prosecuting agency by stating "If you believe that you have been wrongfully towed, please contact the local law enforcement or prosecuting agency at [insert appropriate telephone number]." The notice shall be in English and in the most populous language, other than English, that is spoken in the jurisdiction.

(D) A towing company shall not remove or commence the removal of a vehicle from private property described in subdivision (a) of Section 22953 unless the towing company has made a good faith inquiry to determine that the owner or the property owner's agent complied with Section 22953.

(E) (i) General authorization to remove or commence removal of a vehicle at the towing company's discretion shall not be delegated to a towing company or its affiliates except in the case of a vehicle unlawfully parked within 15 feet of a fire hydrant or in a fire lane, or in a manner which interferes with an entrance to, or exit from, the private property. (ii) In those cases in which general authorization is granted to a towing company or its affiliate to undertake the removal or commence the removal of a vehicle that is unlawfully parked within 15 feet of a fire hydrant or in a fire lane, or that interferes with an entrance to, or exit from, private property, the towing company and the property owner, or owner's agent, or person in lawful possession of the private property shall have a written agreement granting that general authorization.

(2) If a towing company removes a vehicle under a general authorization described in subparagraph (E) of paragraph (1) and that vehicle is unlawfully parked within 15 feet of a fire hydrant or in a fire lane, or in a manner that interferes with an entrance to, or exit from, the private property, the towing company shall take, prior to the removal of that vehicle, a photograph of the vehicle that clearly indicates that parking violation. Prior to accepting payment, the towing company shall keep one copy of the photograph taken pursuant to this paragraph, and shall present that photograph and provide, without charge, a photocopy to the owner or an agent of the owner, when that person claims the vehicle. (3) A towing company shall maintain the original written authorization, or the general authorization described in subparagraph (E) of paragraph (1) and the photograph of the violation, required pursuant to this section, and any written requests from a tenant to the property owner or owner's agent required by subparagraph (A) of paragraph (1), for a period of three years and shall make them available for inspection and copying within 24 hours of a request without a warrant to law enforcement, the Attorney General, district attorney, or city attorney.

(4) A person who violates this subdivision is guilty of a misdemeanor, punishable by a fine of not more than two thousand five hundred dollars (\$2,500), or by imprisonment in the county jail for not more than three months, or by both that fine and imprisonment. (5) A person who violates this subdivision is civilly liable to the owner of the vehicle or his or her agent for four times the amount of the towing and storage charges. (m) (1) A towing company that removes a vehicle from private property under this section shall notify the local law enforcement agency of that tow after the vehicle is removed from the private property and is in transit. (2) A towing company is guilty of a misdemeanor if the towing company fails to provide the notification required under paragraph (1) within 60 minutes after the vehicle is removed from the private property and is in transit or 15 minutes after arriving at the storage facility, whichever time is less. (3) A towing company that does not provide the notification under paragraph (1) within 30 minutes after the vehicle is removed from the private property and is in transit is civilly liable to the registered owner of the vehicle, or the person who tenders the fees, for three times the amount of the towing and storage charges. (4) If notification is impracticable, the times for notification, as required pursuant to paragraphs (2) and (3), shall be tolled for the time period that notification is impracticable. This paragraph is an affirmative defense. (n) A vehicle removed from private property pursuant to this section shall be stored in a facility that meets all of the following requirements: (1) (A) Is located within a 10-mile radius of the property from where the vehicle was removed. (B) The 10-mile radius requirement of subparagraph (A) does not apply if a towing company has prior general written approval from the law enforcement agency that exercises primary jurisdiction in the city in which is located the private property from which the vehicle was removed, or if the private property is not located within a city, then the law enforcement agency that exercises primary jurisdiction in the county in which is located the private property.

(2) (A) Remains open during normal business hours and releases vehicles after normal business hours. (B) A gate fee may be charged for releasing a vehicle after normal business hours, weekends, and state holidays. However, the maximum hourly charge for releasing a vehicle after normal business hours shall be one-half of the hourly tow rate charged for initially towing the vehicle, or less. (C) Notwithstanding any other provision of law and for purposes of this paragraph, "normal business hours" are Monday to Friday, inclusive, from 8 a.m. to 5 p.m., inclusive, except state holidays. (3) Has a public pay telephone in the office area that is open and accessible to the public. (o) (1) It is the intent of the Legislature in the adoption of subdivision (k) to assist vehicle owners or their agents by, among other things, allowing payment by credit cards for towing and storage services, thereby expediting the recovery of towed vehicles and concurrently promoting the safety and welfare of the public. (2) It is the intent of the Legislature in the adoption of subdivision (l) to further the safety of the general public by ensuring that a private property owner or lessee has provided his or her authorization for the removal of a vehicle from his or her property, thereby promoting the safety of those persons involved in ordering the removal of the vehicle as well as those persons removing, towing, and storing the vehicle. (3) It is the intent of the Legislature in the adoption of subdivision (g) to promote the safety of the general public by requiring towing companies to unconditionally release a vehicle that is not lawfully in their possession, thereby avoiding the likelihood of dangerous and violent confrontation and physical injury to vehicle owners and towing operators, the stranding of vehicle owners and their passengers at a dangerous time and location, and impeding expedited vehicle recovery, without wasting law enforcement's limited resources. (p) The remedies, sanctions, restrictions, and procedures provided in this section are not exclusive and are in addition to other

remedies, sanctions, restrictions, or procedures that may be provided in other provisions of law, including, but not limited to, those that are provided in Sections 12110 and 34660.

(q) A vehicle removed and stored pursuant to this section shall be released by the law enforcement agency, impounding agency, or person in possession of the vehicle, or any person acting on behalf of them, to the legal owner or the legal owner's agent upon presentation of the assignment, as defined in subdivision (b) of Section 7500.1 of the Business and Professions Code; a release from the one responsible governmental agency, only if required by the agency; a government-issued photographic identification card; and any one of the following as determined by the legal owner or the legal owner's agent: a certificate of repossession for the vehicle, a security agreement for the vehicle, or title, whether paper or electronic, showing proof of legal ownership for the vehicle. Any documents presented may be originals, photocopies, or facsimile copies, or may be transmitted electronically. The storage facility shall not require any documents to be notarized. The storage facility may require the agent of the legal owner to produce a photocopy or facsimile copy of its repossession agency license or registration issued pursuant to Chapter 11 (commencing with Section 7500) of Division 3 of the Business and Professions Code, or to demonstrate, to the satisfaction of the storage facility, that the agent is exempt from licensure pursuant to Section 7500.2 or 7500.3 of the Business and Professions Code.

Amended Sec. 1, Ch. 212, Stats. 2003. Effective January 1, 2004.

Amended Sec. 3, Ch. 609, Stats. 2006. Effective January 1, 2007.

Amended Sec. 10, Ch.322, Stats. 2009. Effective January 1, 2009.

Amended Sec. 83, Ch.181, Stats. 2012. Effective January 1, 2014.

The 2012 amendment added the italicized material, and at the point(s) indicated, deleted the following "Section 1351"

The Davis-Stirling Common Interest Development Act is the common name of the portion of the [California Civil Code](#) beginning with section 1350 which governs [condominium](#), [cooperative](#), and [planned unit development](#) communities in California. It was authored by Assemblyman [Lawrence W. "Larry" Stirling](#) and enacted in 1985 by the [California State Legislature](#).

Under Davis-Stirling, a developer of a [common interest development](#) is able to create a homeowners' association (a HOA) to govern the development. As part of creating the HOA, the developer records a document known as the Declaration of Covenants, Conditions, and Restrictions ([CC&Rs](#)) against the units or parcels within the HOA with the county recorder. Even though it is not a governmental entity, the HOA operates like one in some respects. As recognized by the [Supreme Court of California](#), the declaration of CC&Rs are the constitution of the HOA and are legally binding upon residents as long as they do not conflict with state or federal law.^[1] CC&Rs, once properly recorded, are presumed valid until proven otherwise.^[2] The [California Courts of Appeal](#) have explained the quasi-governmental nature of the HOA:

DAVIS STIRLING SAYS THIS ABOUT TOWING:

Starting January 1, 2007, [Vehicle Code §22658](#) was changed so that associations may tow vehicles for parking violations only if:

- [appropriate signage](#) has been posted;
- the vehicle has been issued a notice of parking violation and 96 hours have elapsed since the issuance of that notice; or
- the vehicle is inoperable, and the local traffic enforcement agency has been notified at least 24 hours prior to towing; or
- the property upon which the vehicle is parked is improved with a single-family dwelling.

Towing Agreements. Associations should enter into [written agreements](#) with one or more towing companies (which must be listed on the towing signs) requiring them to comply with the requirements of the Vehicle Code, including:

- providing notice to the local traffic enforcement agency within 1 hour of receiving authorization by the association to tow a vehicle;
- immediately giving notice to the owner of the vehicle of the towing, the grounds for the removal, and the place to which the vehicle has towed;
- providing a copy of the notice to the proprietor of the facility (such facilities must be within a 10-mile radius of where the vehicle was removed), if the vehicle is stored in a storage facility.

Specific Authorization. Except as noted below, each time a vehicle is towed (i) the association must provide a specific signed authorization to the towing company and (ii) a representative of the association must be present when the vehicle is towed. ([Veh. Code §22658\(l\)\(1\)\(A\)](#).) The towing request must contain the following information: