

# FOUNTAIN VALLEY HOMEOWNERS ASSOCIATION

## Vote on Proposed CC&R Amendment Regarding Garage Parking

Dear Homeowners,

The Association's Declaration of Covenants, Conditions and Restrictions (the "CC&Rs") was originally recorded in July of 1969, over fifty-five (55) years ago.

When the CC&Rs were written it was not uncommon for households to have only one vehicle.

Times have changed. Households now commonly have several cars, and oftentimes garages are not being used for parking any vehicles.

As a result, many of our residents and their guests are regularly unable to find a place to park within the community.

Most CC&Rs for Orange County communities written over the past thirty (30) years include a garage parking requirement. Some CC&Rs require that a least one vehicle be parked in a two-car garage, while other CC&Rs require residents with two or more vehicles to park at least two vehicles in a two-car garage.

Because our CC&Rs were written so long ago, our CC&Rs do not have any garage parking requirement in them. Our CC&Rs only provide that no trailer, camper, boat or similar equipment may be parked outside of an enclosed garage.

In an effort to reduce our community's parking problem, we are proposing to modernize our CC&Rs by adding a garage parking requirement.

The proposed amendment requires that at least one operable four wheeled motor vehicle be parked in the garage. To prevent a garage from being used solely to keep or store one or more trailers, campers, boats or similar equipment instead of vehicles used for daily transportation, the proposed amendment continues to allow a trailer, camper, boat or similar equipment to be parked in the garage, as long as the garage is also being used to park at least one operable four wheeled motor vehicle which is a principal source of transportation. Having a garage parking restriction with no meaningful means of enforcing it is of a limited value. Therefore, the proposed amendment also authorizes the Association to establish procedures in the Association's rules and regulations to enforce and verify adherence to the garage parking requirement, subject to the homeowners' statutory right to receive and to provide their comments on the proposed procedures prior to adoption, in accordance with Civil Code Sections 4340-4365. The proposed text of the CC&R amendment is enclosed.

A Secret Ballot is also enclosed, along with two return envelopes. Instructions for completing and returning the Secret Ballot are printed on the reverse of this letter. **Please be sure to vote on this extremely important issue!**

Sincerely,  
The Board of Directors,  
Fountain Valley Homeowners Association

Enclosures: Proposed Amendment  
Secret Ballot and Return Envelopes

Voting Instructions:

- 1) Cast your vote on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot Envelope.  
**DO NOT MARK THE SECRET BALLOT ENVELOPE**  
**DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE**
- 3) Insert the sealed Secret Ballot Envelope into the larger outer envelope which is addressed to Fountain Valley Homeowners Association care of the HOA Election Guys
- 4) Put your name, Fountain Valley HOA property address, and signature on the top left corner of the pre-addressed envelope. Affix postage and deposit the envelope in the mail as soon as reasonably possible, but in any event please return it in sufficient time to ensure receipt by no later than 5:00 p.m. on February 19, 2025. The Secret Ballots will be opened and counted at a meeting on February 20, 2025, beginning at 5:30 p.m. at the community's Kings Canyon Clubhouse, 18185 Kings Canyon Street.

If you prefer to cast your Secret Ballot in person, your completed Secret Ballot sealed inside the two envelopes as instructed above may be handed to the Inspector of Elections at the meeting, prior to the close of balloting, which will be shortly after 5:30 p.m. In the event quorum is not attained, (or the necessary number of ballots is not received in order for this amendment to be approved) the meeting will be rescheduled, and ballots will continue to be collected.