

**PARKING RULES AND ENFORCEMENT:** Pursuant to Article 3.5 of Covenants, Conditions and Restrictions (CC&R's) and California Vehicle Code:

Street Parking — There shall be no unattended or long term parking along any street in the Project except in those spaces designated as “Guest Parking.” The street areas are considered “Fire Lanes” and must be kept clear for emergency vehicle use. Using the street areas for temporary activities such as: loading, unloading, and washing is permitted as long as the vehicle is attended so that it can be moved immediately.

Guest Parking — “Guest Parking” spaces shall be for guests only and shall not be assigned to or used by residents. “Guest parking,” i.e. a vehicle parked in a space marked “GUEST,” is limited to a period of eight (8) hours, but not overnight. If guests require “extended use” of Guest Parking, i.e. parking overnight or for a period greater than eight (8) hours, a resident must notify the parking patrol service to obtain prior authorization. Vehicles parked in Guest Parking spaces overnight or for more than eight (8) hours without authorization will be subject to enforcement procedures.

*The parking of a resident's vehicle in Guest Parking spaces is forbidden with the exceptions detailed below, and will be subject to enforcement procedures.*

- Under special circumstances, e.g., during home renovations or medical requirements, residents can request permission to use Guest Parking spaces for their own vehicles on a short-term basis. Resident must petition the Association Manager this exemption to the Parking Rules. Resident use of Guest Parking in excess of 14 days in a 90-day period requires approval from the Board of Directors.
- Residents may park in Guest Parking without requesting authorization on the night prior to street cleaning activities along Packet Landing, as long as the vehicle is removed from Guest Parking spaces by 9:00AM on the day that street cleaning occurs.

Guest Parking Authorization — Residents requesting authorization for extended use of Guest Parking must notify the Association Manager and provide make, model, color, license number of the guest vehicle and the length of stay (inclusive dates). Each residence's use of Guest Parking for their guests is limited to a total of fourteen (14) days over any ninety (90) day period. Residents who wish a longer time for Guest Parking must petition the Association Board of Directors.

Garages — Owners and residents are to use their garage for parking. Garage doors shall remain closed except during ingress and egress or when the garage is attended.

Driveways — The driveway may be used for parking if it is large enough to accommodate the vehicle without the vehicle extending over sidewalks, the street, or landscape areas.

Common Areas — Vehicle parking is not permitted on or in Association Common Areas including near the Fire Gates and the lagoon park.

Other Vehicles — No boat, trailer, camper, golf cart, bus, mobile home, other recreational vehicle or any dilapidated vehicle shall be parked or stored in streets, Guest Parking, driveways, or Common Areas. Motorcycles or bicycles are to be stored in garages or backyards.

Repairs — No part of the streets, Guest Parking, driveways or Common Areas shall be used for repair, construction or reconstruction of any vehicle, boat, or any other item or thing except in an emergency.

Street Maintenance — The Association is responsible for the maintenance of the streets and parking areas. If a parked vehicle causes damage to the street, Guest Parking, driveways, or Common Areas, the unit owner may be responsible for the repair cost.

Association Authority — The Association has the authority to enforce its Parking Rules and to effect disciplinary actions including, but not limited to towing vehicles at owner's expense, and assessing unit owners for costs of any repairs or corrective actions. The Association may delegate its power of enforcement to a parking patrol service, i.e., individuals or business entities appointed by the Association Board of Directors.

Enforcement Procedures — Infractions of the Parking Rules will be subject to the following notification and disciplinary procedures:

- Any unattended vehicle parked in the Fire Lanes or vehicle parked in a Common Area is subject to immediate towing without prior warning. Towing will be at the vehicle owner's expense.
- Any vehicle in violation of the Parking Rules, other than Fire Lane or Common Area violations, will be issued a Courtesy Warning Notice for the first offense. A vehicle observed in violation of the same Parking Rule for a second time within a period of one (1) to ninety (90) days following the original Courtesy Warning Notice will be issued a second Warning. A vehicle observed in violation of the same Parking Rule for a third time within a period of two (2) to ninety (90) days following the original Courtesy Warning Notice is subject to immediate towing without further Warning. Towing will be at the vehicle owner's expense.
- If a residence has more than three (3) violations of the same Parking Rule in any thirty (30) day period attributed to their guests' or the resident's own vehicles, the Association Board of Directors may authorize disciplinary procedures including but not limited to the immediate towing without warning of any further vehicles in violation of the same Parking Rule. Towing will be at the vehicle owner's expense.
- Violations of Parking Rules may be reviewed by the Association Board of Directors for consideration of disciplinary action including, but not limited to, assessing unit owners for costs of any repairs or corrective actions necessitated by the violation(s).