

Stoneridge at Mission Viejo Community Association
Parking Rules Amendment / Revision

(Adopted 5/5/03, Effective 8/1/03)

Revision: Adopted 4/4/05, Effective 5/18/05

1. Any vehicle parked on the street must be moved, operated or driven every 24 hours. All authorized vehicles parked on the street must be in operating condition and comply with all other requirements of the California Vehicle Code and with the parking and other requirements of the City of Mission Viejo.
2. Extended overnight parking (longer than 24 hours) is permitted (resident on vacation, long term guest, etc.) on the street with the issuance of an extended parking pass. Passes will be issued for no longer than 7 days. It is the homeowners responsibility to designate to the security service the time frame for the pass. The parking pass must be displayed on the driver's side dashboard so that it is visible.
3. Any member of the association may file a complaint regarding an authorized or unauthorized vehicle parked for over 24 hours with Management. Management will then contact the Parking Committee chairman who, along with Management, will investigate the complaint for resolution. If the authorized vehicle is moved, driven or operated within 24 hours then the Parking Committee and Management shall make a recommendation to the Board of Directors. If no resolution is obtained then a Special Assessment of \$50.00 will be imposed after the third violation against the member of the Association.
4. The applicable Public Agency, or Private Patrol Service, shall be authorized to impose and enforce all provisions of the applicable California Vehicle Code sections or local ordinances on any private streets contained within the property. This includes:
 - a. No Parking within 15 feet of any fire hydrant
 - b. No Parking in front of driveways
 - c. No Perpendicular parking on the street or cul-de-sac
 - d. No Parking in designated red zones
5. Mopeds and motorbikes are subject to California Vehicle Code restrictions (i.e., both driver and motorbike must be licensed).
6. No off-road motor vehicles may be operated within the community.
7. The following are Authorized Vehicles: Standard passenger vehicles, including automobiles, passenger vans designated to accommodate ten (10) or fewer people, motorcycles, and pickup trucks having a manufacturers rating or payload capacity of one (1) ton or less.
8. The following vehicles are Prohibited Vehicles:
 - a. Recreational Vehicles (e.g., motor homes, travel trailers, camper vans, boats, etc.)
 - b. Commercial type vehicles (e.g., stake-bed trucks, tank trucks, dump trucks, step vans, concrete trucks, etc.)
 - c. Buses or vans designed to accommodate more than ten (10) people
 - d. Vehicles having more than 2 axels
 - e. Trailers, inoperable vehicles, or parts vehicles
 - f. Aircraft

- g. Non-motorized vehicles, trailers, or motorized vehicles that exceed seven feet (7') in height, seven feet (7') in width, and nineteen feet (19') in length, or other vehicular equipment deemed a nuisance by the Board.

Prohibited vehicles may not be parked on the street or elsewhere on the homeowners property, except within the Owners fully enclosed garage with the door closed, so long as the vehicles presence on the property does not otherwise violate the provisions of the CC&R's or these rules. Prohibited vehicles may not be parked, stored, or kept on any street except for brief periods (not to exceed 24 hours) for loading, unloading, making deliveries, or emergency repair; provided such temporary parking is not repetitive in nature or otherwise determined by the Board to be inconsistent with the purposes of these parking rules. If the prohibited vehicle is to be parked overnight for loading or unloading, an overnight parking pass must be obtained from the guard service (this period is not to exceed 24 hours).

- 9. Homeowners must park at least one authorized vehicle in their garage. Please refer to #7 for definition of "authorized" vehicle.
- 10. No repair, maintenance, or restoration of any vehicle shall be conducted on the property; except within an enclosed garage when the garage door is closed. Such activity may be prohibited entirely by the Board if the Board determines that it constitutes a nuisance.
- 11. Garage doors must remain closed at all times, except as reasonably required for entry and exit from the garage.
- 12. Garages shall not be used as a residence, either temporarily or permanently.
- 13. Exception to street parking rules can be obtained from the Board for homeowners with disabilities that prevent them from parking in their garage or driveways.
- 14. On announced "street maintenance" days, there is to be no street parking. Any Owner responsible for a vehicle parked on the street during announced "street maintenance" shall be subject to a Special Assessment, and the vehicle may be towed.
- 15. Maximum vehicular speed limit within the community is 20mph. Violations to the speed limit may result in the levy of a Special Assessment against the responsible Owner. Homeowners will be responsible for the violations of their guests.
- 16. Enforcement. For the first three violation(s) of the parking rules occurring during a calendar year by any Owner or the Owners family members, tenants, residents, guests, visitors, invitees, and agents, a warning notice will be issued, and a Special Assessment may be levied against the Owner for each violation, after providing the Owner an opportunity to attend a hearing before the Board. On the fourth violation, the vehicle may be towed from the community without prior warning to the vehicle owner at the owners expense, pursuant to section 22658.2 of California Vehicle Code. Please note that violations by an Owners family members, tenants, residents, guest, visitors, invitees or agents are all attributes to the Owner, such that after three aggregate violations attribute to an Owner occur during the calendar year, the next violation shall result in the vehicle being towed.

17. Immediate Towing Without Warning. Notwithstanding the foregoing, the Association may tow a vehicle on first violation, without prior notice to the Owner, if the vehicle obstructs traffic, interferes with any entrance or exit from the community or a driveway, is parked in a parking space designated for the handicapped, presents a safety hazard, such as a vehicle parked in a fire lane, adjacent to a fire hydrant, or more than 18 inches from the curb.
18. Towing Procedure. When a vehicle is towed from the community, the following procedures shall be taken in accordance with Section 22658.2 of Vehicle Code:
 - a. The towing service shall be contacted by an authorized representative of the Association as designated in subparagraph "c" below
 - b. If the identity of the registered owner of the vehicle is known or readily ascertainable, the President of the Association, or his or her designee, shall, within a reasonable time after the vehicle has been towed, notify the owner of the removal by first class mail. If the identity of the owner of the vehicle is not known or ascertainable, the President of the Association, or his or her designee, shall comply with subdivision "c" of the Vehicle Code Section 22853. Specifically, the President of the Association or his or her designee shall give notice of the removal of the vehicle to the local traffic law enforcement agency immediately after the vehicle has been removed. The notice shall include a description of the vehicle, the license number, and the address from where the vehicle was removed.
 - c. The following representatives of the Association are designated, in the order listed below, to authorize towing of a vehicle from the Community:
 - i. The Association's Community Manager
 - ii. The Association's President, Vice President, or other designated members of the Association's Board of Directors; and
 - iii. The Association's Patrol Service