

*These parking rules and regulations are effective on December 1, 2015 and supersede all other parking rules and regulations. They are in accordance with published CC&Rs of the Lake Grove Homeowners Association.*

## **PARKING AND VEHICLE REGULATIONS – REVISED**

### **(CC&RS, SECTION 8.02)**

1. Homeowners & tenants must park in their assigned garages only.
2. Residents with more than two (2) vehicles must park their additional vehicles outside the complex, or make arrangements with another homeowner to rent garage space.
3. Garages shall be used for parking purposes only and shall not be converted to any other use or occupied as a recreational or “hang out” space. As a safety & security measure, the garage door must be kept closed at all times, except when working in your garage.
4. No major vehicle maintenance is permitted within the complex. Activity such changing filters, replacing spark plugs and adding coolant is not considered major maintenance and is therefore permitted. Major maintenance includes repair work normally performed by a mechanic or requiring special machinery/tools, such as replacing seals, overhauling carburetors, engines, brakes, transmission, etc.
5. Homeowners, tenants and guests are prohibited from parking, storing or keeping on the property any large commercial-type vehicle. Such vehicles include but are not limited to:
  - a. Any that cannot be parked in a resident garage.
  - b. Any vehicle not normally used for non-commercial purposes.
  - c. Any vehicle displaying (permanent or temporary) business advertising.
6. Homeowners, tenants, & guests are prohibited from parking, storing, or keeping on the property any recreational vehicles, including but not limited to any camper unit, house car or motor home. Busses, trailer coaches, camper, boat, aircraft, and inoperable vehicles are also prohibited. Recreation vehicles commonly used for transportation purposes, such as pick-up trucks with camper shells are allowed. The Board of Directors retains the right to determine what is an authorized vehicle.
7. There shall be no parking of vehicles, including motorcycles, at curbs, in driveways, or on sidewalks, on greenbelt areas, or in any open area not specifically designated “guest parking”. Vehicles, including motorcycles, shall not be parked in such a manner as to interfere with access to any garage (i.e. parking in front of a garage in the driving lanes), driveway, sidewalk or parking space.
8. There shall be no parking along the west wall to keep fire protection areas unimpeded. Vehicles parked in red zones and areas designated as Fire Lanes by the City of Garden Grove are subject to tickets issued by the City in addition to Association fines. These vehicles are subject to immediate tow without notice.
9. **Guest parking is for use by visitors only and NOT by homeowners or residents**, excepting in cases of **ACTIVE VEHICLE LOADING/UNLOADING**. Hazard lights/flashers must be on to indicate loading/unloading. **ACTIVITY MUST BE OBVIOUS AND IS LIMITED TO COMPLETING THE PROJECT**. If inactivity is observed, the vehicle will be inventoried and issued a warning citation by the patrol company as a resident vehicle parked in guest parking. The vehicle will be subject to immediate tow upon subsequent non-compliance, as well as hearing(s) and fines assessed as outlined in the governing directives. **NOTE: Residents who use/abuse guest parking for their own vehicles during the day or night could lose safe-listing privilege for their guests.**

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10. GUEST PARKING PROCEDURES - Guest parking spots are an amenity of the Lake Grove property, the usage of which is a suspend-able privilege subject to limits, in order to maintain fair access.
  - a. A guest/visitor is defined as a person visiting a resident, and who parks in the guest/visitor parking areas. Any guest/visitor vehicle that is parked in guest parking for more than 8 days per calendar month will be considered a resident vehicle and thus not allowed to use guest parking. A request for more time (if needed) along with an explanation must be submitted to the management office. Such a request is subject to Board approval. Residents will be responsible for keeping track of how many times they have safe-listed a particular guest vehicle in a calendar month.
  - b. The use of parking tags is being replaced by an online address based safe-list procedure. Parking tags will no longer be accepted as valid authorization to use Lake Grove guest parking. All residents will be able to safe-list their guest vehicles through a personal address based system. This system will allow residents to monitor how many times their guest's vehicle has been safe-listed in a calendar month. Residents are responsible for limiting safe-listing of a given vehicle to 8 times in a calendar month.
  - c. Safe-list logs will be monitored and audited. If a guest vehicle has been safe-listed more than 8 times in a calendar month without prior Board approval, the host will be subject to retroactive fines per occurrence beyond the 8<sup>th</sup> safe-list in a given calendar month.
  - d. Access to safe-listing will be available online, through the management company, and through the patrol company.
  - e. Each residence will be required to register all their household vehicles PRIOR to being given access to guest safe-listing privileges.
  - f. The discovery of unregistered resident vehicles could result in the loss of guest safe-listing privileges as well as Association hearing(s) and/or fines.
  - g. All guest vehicles parked in common area between the hours of 10 PM and 6 AM must have a valid safe-list.
  - h. Any vehicles not safe-listed (i.e. in violation) upon inventory will be issued a warning citation and subject to immediate tow upon subsequent violation, at vehicle owner's expense. (i.e. Warning on 1<sup>st</sup> violation, tow on 2<sup>nd</sup> violation).
  
11. It is the responsibility of residents of Lake Grove HOA to inform their guests and contractors where they may legally park. Contractors are to unload the vehicles at resident area and the park their vehicle in a legal parking space while doing work. **No vehicle may block the reserved postal vehicle area at any time. Any such vehicle is subject to immediate tow.**
  
12. The SPEED LIMIT within the complex is restricted. Please observe the posted speed limit of 10 mph at all times. Be watchful of pedestrians and children. Motorcycles and vehicles should drive safely & cautiously throughout the complex at all times.
  
13. ALL UNAUTHORIZED AND ILLEGALLY PARKED VEHICLES ARE SUBJECT TO IMMEDIATE TOW AT THE OWNER'S EXPENSE (REFERENCE CVC 22658A & GGMC 10.56.220) IN ADDITION TO ASSOCIATION FINES.