

PARKING AND TRAFFIC RULES

WHEREAS, it has been determined that parking of vehicles within the Association grounds be controlled for the benefit of the Association and its Owners:

1. Vehicle Codes will be strictly enforced.
2. A) Any oversized non-primary vehicles or any commercial vehicle must be maintained off the premises. No vehicle shall be parked in the same parking space for more than 96 continuous hours. Any vehicle parked continuously for more than 96 hours without Management or Board approval will be considered abandoned and subject to citation and/or towing.

You must notify management in writing if your vehicle will be parked in the Common Area beyond 96 hours due to vacations etc. Your letter should contain the type of vehicle, color, license plate number, location and when you plan to return.
- B) Recreational vehicles may park in the Common Area parking for loading and unloading purposes only and for one (1) overnight parking only. Parking of these vehicles must not overlap the white parking lines nor protrude into the street.
- C) Handicapped parking is restricted to vehicles with a valid handicapped permit. Violators are subject to immediate towing.
- D) Any commercial vehicle used and/or maintained for commercial use, and/or containing commercial products or tools of the trade shall be maintained inside the garage or off the premises.
3. Mopeds and motor bikes are subject to California Vehicle Code restrictions (i.e., both driver and motor bike must be licensed). No motorcycles, mopeds or other motorized vehicles having less than four wheels may be operated or permitted on or in any part of the Properties, except for the purposes of traveling directly between an entrance to the Properties and the vehicle owner's garage.
4. Owner is responsible for all parking violations of tenants and guests.
5. No inoperable or large commercial vehicles shall be parked or stored anywhere in the Common Area.
6. The speed limit within the Association is 10 mph.
7. No vehicle is to be parked diagonally across driveway or parallel to street across driveway or upon grass. Vehicles must be parked in garage, completely on driveway with the front or rear

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of the vehicle facing the garage, or in an identified parking area. All vehicles must be parked in compliance with this Rule, and any incorrectly parked vehicles will be subject to towing.

8. A) Vehicles must be parked in the Unit's garage before utilizing the Common Area parking space. Residents with an extended driveway must utilize it for additional parking before parking in the Common Area spaces.

B) Residents with more than two (2) vehicles (and parking the third or more vehicles in the Common Area parking) may be required to show evidence that all their vehicles are registered to them at their address in the Association.

9. Any vehicle with expired California Vehicle registration or license plates is considered to be stored, or abandoned, and is subject to immediate towing without further notice.

10. Citation Violations

A) Citations may be issued and fines will be levied by the Association for any parking violations, in addition to charges levied by independent towing service.

B) Citation process does not apply to parking in fire lanes, driveways, fire hydrants, handicapped parking or abandoned or stored vehicle parking which are all subject to immediate towing without notice.

C) Fines will be as follows:

1. 1st offense - \$25.00 fine and a "You Will Be Towed On Your Next Offense" noted.
2. 2nd offense - Vehicle may be towed without further notice and the Board may assess an additional \$50.00 fine.

11. Owners with unusual circumstances or asking for exemptions to certain parking rules may submit a written request to the Board through management. All requests will be reviewed and given consideration at the next regular Board Meeting.

12. Owners who wish to install electrical vehicle charging stations in their garages or designated parking space, must submit an application and meet all requirements of California Law, and provide proof along with the application that permits have been obtained from the City of Laguna Niguel.

13. All vehicles must be parked in such a manner that the rear license plate displaying valid registration is clearly visible.

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FIRE LANE PARKING:

1. All streets within Niguel Pointe are designated fire lanes. All areas of the street are part of the fire lane including the unmarked portion of driveway that connects the street and the driveway apron.
2. Any vehicle left unattended over twenty (20) minutes in a fire lane is subject to towing without warning.
3. In all cases the vehicle should be attended to by the Owner and not used as short-term parking.

GARAGES:

1. The primary use of the garage is to store vehicles. Any storage items must still allow for parking of vehicles to the extent the garage was designed to accommodate vehicles. (e.g. two vehicles in a two car garage). Any and all materials stored in the garage must be of a safe nature and not be dangerous or of a combustible nature; and comply with the rules and conditions set forth in the Uniform Fire Code as adopted by the State of California, and the City of Laguna Niguel Ordinances.
2. Vehicles shall not be overhauled, nor shall repairs be conducted on any portion of the Common Area except in owner's garage (i.e., the vehicle and all tools must remain inside the garage). Additionally, garage doors must remain closed at least 3/4 of the way while repairs are performed.
3. No garage shall be used as a residence either temporarily or permanently, nor may garages be converted to living or residential area.

NOTE: ANY ISSUES OR DISPUTES REGARDING VIOLATIONS WILL BE ADJUDICATED BY THE BOARD.

THESE RULES AND REGULATIONS SUPERSEDE ANY AND ALL PREVIOUS PARKING RESTRICTIONS. THE BOARD MAY ALTER THESE REGULATIONS AS DEEMED NECESSARY