PACIFIC RIDGE OWNERS ASSOCIATION
PARKING RULES

Adopted: July 11, 2017
Revised: October 2018
Revised: January 2023

The following rules address the proper means of parking within the Community. There are a limited number of marked guest parking spaces. Access to guest parking spaces will be determined by the Board of Directors. Homeowners hereby understand and accept that future Board of Directors can and/or will modify these rules and could overturn or retract any previously determined parking space access provided to Residents, Owners or Guests. The specific right to use limited parking spaces is outlined below.

There are three (3) types of authorized vehicles that are allowed within the Community:

1. **Resident Vehicles:** Each address is allowed and issued up to two (2) Resident vehicle permits. If an address owner sells a Resident vehicle and buys a new vehicle, the new vehicle must be registered through the Property Management company.
2. **Resident Street Parking:** Under special circumstances, the HOA Board may authorize issuance of one or more Resident Street Parking Permits to addresses. See Resident Street Parking Permit Section for further information and limitations.
3. **Guest Vehicles:** All other vehicles parked within the community

Further definition on "Authorized Vehicles" can be found in the CC&R's.

Resident Vehicles:

- Each address is allowed and issued up to two Resident Vehicle permits. Each Resident Vehicle will receive a gate transponder, which must be installed by the Property Manager.
- Upon sale of vehicle, transponder must be removed and returned to Property Manager.
- Resident Vehicles may not be parked in guest parking spaces between the hours of 11pm and 5am.

Resident Street Parking Permitted Vehicles:

- Resident Street Parking Permitted Vehicles shall receive a gate transponder, which must be installed by the Property Manager.
- Upon sale of vehicle, transponder must be removed and returned to Property Manager.

Guest Vehicles

- Guest Vehicles must park in marked guest parking spaces.
- Between the hours of 11pm and 5am, Guest Vehicles shall have a valid overnight permit obtained through the Parking Boss application. Contact Property Management for assistance with Parking Boss.
- Homeowners have fifteen (15) guess parking permits per month. Each permit is good for 24 hours and up to 15 consecutive days may be permitted through the Parking Boss application.

Unauthorized Vehicles

Unauthorized or "prohibited" Vehicles may not be parked, stored, or kept within the property or any private street within the community, except for brief periods no greater than 30 minutes for loading, unloading and making deliveries or emergency repairs, and shall not block access to any residential garage. Unauthorized vehicles include:

- All forms of delivery vehicles, including but not limited to USPS, UPS, Amazon, Uber, Grubhub, Doordash, etc.
- Recreational vehicles (motorhomes, travel trailers, etc.)
- Commercial vehicles (stake bed trucks, tank trucks, dump trucks, concrete trucks, limousines, etc)
- Cargo vans
- Vehicles with a payload of greater than 1 ton.
- Buses or vans designed to accommodate more than ten (10) people
- Vehicles have more than two (2) axles
- Trailers
- Inoperable vehicles or parts of vehicles
- Aircraft or Boats.
- Any vehicle or vehicular equipment deemed a nuisance by the Board
- Any other vehicle not classified as an Authorized Vehicle.

Parking

- No parking is allowed along red curbs/fire lanes at any time.
- Parallel parked cars must be no further than 18" from curb.
- Private driveways (on Via Candelas) may be used for Residential Vehicles, Permitted Vehicles and Guest Vehicles. Obtaining an overnight permit for Guest Vehicles within a private driveway is not required.
- No parked vehicle shall encroach into the sidewalk. Sidewalks shall remain free of obstruction, including vehicles and other objects.

- Between the hours of 11pm and 5am, no parked vehicle shall be parked anywhere in the community other than inside a garage, in a private driveway, or marked guest parking space.
- No vehicle shall be parked in guest parking space continuously for more than 4 days.

Enforcement (see Towing Policy below)

- Pacific Ridge consults with an outside vendor to provide for parking enforcement.
- Vehicles found parked in red curb fire lanes may be towed without notice at the vehicle owner's expense.
- Vehicles including inoperable vehicles, vehicles with expired State license plate tags, or vehicles deemed a nuisance may not be parked on the property, and may be towed at the owner's expense. The Board shall have the power to identify whether a vehicle, in the reasonable discretion of the Board, is deemed by the Board to be improperly stored or a nuisance.
- Vehicles found in Guest Parking without acquiring a permit will be issued a citation. Each vehicle (based on license plate) will be provided up to three (3) warning citations. Each violation after the 3rd warning will be either towed or a vehicle immobilizer (Barnacle) will be installed.

Speed Limit and Safe Driving

- The speed limit for all private roads in the community is 15 mph.
- All vehicles operating within the community shall be driven in a safe and courteous manner.
- Texting and driving in the community is prohibited.

Resident Street Parking Permits

- Members may apply for Resident Parking Permits that are valid for 12 months and subject to annual renewal and approval by the Board. Permits expire annually on March 31.
- Annual renewals must submit the same information required for the initial permit.
- Prior approval does not guarantee continuing approval. The annual fee for Resident Parking Permits is $200.
- The Resident Parking Permit Vehicle must be registered to the applicant and show proof of registration and insurance.
- The applicant must have valid drives license with Pacific Ridge home address. Complete the Resident Parking Permit application, including photographs, and **$200 annual permit fee.**

3rd Car Permitted Vehicles

- 3rd Car Permitted Vehicles are only allowed when there are more than two (2) full time occupants of an address with a valid drivers license, there are two (2) Residential Vehicles to the address, and the address does not have a private driveway (on Via Candelas).
- The garage of the applicants address must be used for the two Residential Vehicles permitted to the address, proof of garage used to capacity must be submitted with application for 3rd car permit

Special Circumstances Resident Parking Permits

- The Board may grant a permit for other special circumstances warranting a Resident Parking Permit. Applications for a special circumstances Resident Parking Permit must contain a written description of the special circumstances for consideration by the Board.

PACIFIC RIDGE OWNERS ASSOCIATION TOWING POLICY

IN ADDITION TO ANY OTHER ENFORCEMENT PROCEDURES AVAILABLE TO THE ASSOCIATION UNDER ITS GOVERNING DOCUMENTS, VEHICLES PARKED IN VIOLATION OF THE ASSOCIATION'S GOVERNING DOCUMENTS MAY BE TOWED AT THE VEHICLE OWNER'S EXPENSE.

1. All vehicles parked in unauthorized areas or otherwise in violation of any of the Association's CC&Rs or Rules and Regulations may be towed at the vehicle owner's expense. The Association may provide written warning/notice as to the violation, but is under no obligation to do so. No notice is required for towing where the vehicle is blocking the entrance, driveways, fire hydrants, parked on red curbs/fire lanes or otherwise is obstructing free traffic flow, or creates a safety hazard. Parking violations are identified in the Parking Rules and the Rules and Regulations and CC&Rs.

2. Alternatively or concurrently, the Association may take enforcement action, including imposing fines, as set forth in the Enforcement Policy.

3. Owners/vehicles violating the CC&Rs or Rules in which towing is inapplicable are subject to enforcement action pursuant to the Enforcement Policy.

4. Vehicle owner(s) will be responsible for all towing and storage costs.

VEHICLES IN VIOLATION OF THE ASSOCIATION'S CC&RS AND RULES ARE SUBJECT TO TOWING AT OWNER'S EXPENSE (CALIFORNIA VEHICLE CODE 22658)

UPCOMING MEETING WHEN BOARD MAY ADOPT THE PROPOSED CHANGES

Pursuant to *Civil Code* § 4360(b), a decision whether to adopt any or all of the Proposed New Policy will be made at the Board's February meeting. That decision will be made after consideration of any comments made by Owners.

Please note that the decision whether to adopt any of the Proposed New Policy is made within the sole discretion of the Board of Directors. However, if you have any comments regarding the Proposed New Policy that you would like the Board to consider, please bring them to the Board's attention at the meeting, or in advance via email to the Association's managing agent at:

Brooke Armand
Vintage Group
brooke@vintagegroupre.com

If a decision is made to adopt any or all of the Proposed New Policy, general notice of the same will be posted/provided within fifteen (15) days following the above-referenced meeting.