

CANYON VILLAS ASSOCIATION
C/O Seabreeze Management Company, Inc.
39 Argonaut, Suite 100
Aliso Viejo, CA 92656
(949) 855-1800 (949) 855-6678 Fax

May 31, 2012

All Members
Canyon Villas Association

RE: Parking Rules Adoption

Dear Member:

Enclosed is a copy of the adopted Parking Rules. The rules were adopted at the May 23, 2012 General Session Board Meeting. Please retain this copy for your permanent records.

The enclosed Parking Rules are a clarification of the existing parking rules as set out in section 2.9.4 of the CC&Rs. The addition to the Parking Rules is the way in which guest parking restrictions will be enforced. The parking rules will be enforced as of July 1, 2012.

Owners and other residents of the community are prohibited from parking in any area designated as guest parking by the Association except for temporary purposes, not to exceed thirty (30) minutes in any twenty-four hour period. To monitor this activity, no vehicle may be parked in any guest parking space for more than seven days in a calendar month. Any vehicle found in a guest parking space for more than seven days in a calendar month is subject to immediate tow at the owner's expense pursuant to California Vehicle Code 22658. Each vehicle will be logged that is parked in guest parking. On the seventh day a vehicle is logged in the community, it will be cited and on the eighth day it will be towed. If a vehicle is found in any guest parking space after the seventh day in a calendar month, it will be subject to immediate tow at the owner's expense pursuant to California Vehicle Code 22658.

If you have any questions concerning these proposed rules, please contact Seabreeze Management at (949) 855-1800, Ext 9026.

Sincerely,
The Board of Directors,
Canyon Villas Association

Enclosure

CANYON VILLAS ASSOCIATION PARKING & VEHICLE RULES

Pursuant to its authority under Section 2.9.8 of the CC&Rs, the Board of Directors of the Canyon Villas Association has adopted these Rules and Regulations to supplement the basic parking rules set out in Section 2.9.4 of the CC&Rs. The Board's intent is to ensure that there is free access to the complex for emergency vehicles and adequate guest parking available within the Canyon Villas Association's property.

All roadways within Canyon Villas are privately owned and maintained by the Homeowners Association. Various California Vehicle Code sections, especially 22658 and the CC&Rs of Canyon Villas give the Association the legal means for establishing and enforcing parking rules, regulations, and restrictions, including citing, fining and the authority for towing illegally parked vehicles, and those in violation of Association rules.

Due to limited street width and in order to comply with Fire Department requirements, parking is prohibited along the streets in Canyon Villas. All streets are designated **FIRE LANES** by the City of Aliso Viejo. Fire lanes allow emergency vehicles to have free access without obstruction at all times. Unattended vehicles parked in fire lanes are subject to immediate tow.

VEHICLE RULES

1. The ***speed limit*** within Canyon Villas is ***10 mph***.
2. ***Only*** licensed drivers shall operate motor vehicles within Canyon Villas.
3. ***Only*** legally registered vehicles shall be operated within Canyon Villas.
4. No drained oil, oil filters, or empty oil containers shall be disposed of in trash dumpsters.
5. Excessive noise from vehicles exhaust or stereo systems is not permitted.
6. Car washing is not permitted within Canyon Villas.
7. Maintenance of a vehicle is not permitted within Canyon Villas.

NOTE: Vehicles parked within Canyon Villas in violation of the following parking rules will be towed at owner's expense.

NO PARKING AT ANY TIME

Vehicles illegally parked in any of the following areas are subject to immediate tow without warning pursuant to California Vehicle Code 22658 and/or 22658.2:

- A. At any location and in a manner which interferes with an entrance to, or exit from the common interest development;

- B. Within 15 ft. of a fire hydrant (except in a marked space);
- C. In any marked fire lane (red curb or signed);
- D. In marked handicapped spaces without a handicapped sticker.

RESTRICTED PARKING

- A. Vehicles longer than 19 feet may not be parked on the premises at any time. Oversized vehicles which extend beyond a marked parking space are deemed to be illegally parked and may be cited and/or towed. **NOTE:** This prohibition does not apply to commercial vehicles making deliveries within Canyon Villas.
- B. No automotive repair work shall be conducted in the parking stalls or restricted common area.
- C. No trailer, camper shell, boat or similar equipment shall be parked or stored in any parking stall or garage.
- D. All vehicles must be parked within the white lines of parking spaces and without damage to the common area landscaping.

ENFORCEMENT

GUEST PARKING

- A. Residents shall instruct their guests to park **only** in designated "guest parking" areas. Guest vehicles parked in a reserved parking space are deemed illegally parked and may be cited or towed by the Homeowner to which the parking space is deeded.
- B. Owners and other residents of the community are prohibited from parking in any area designated as "guest parking" by the Association except for temporary purposes, not to exceed thirty (30) minutes in any twenty-four (24) hour period. To monitor this activity, no vehicle may be parked in any guest parking space for more than seven days in a calendar month. Any vehicle found in a guest parking space for more than seven days in a calendar month is subject to immediate tow at the owner's expense pursuant to California Vehicle Code 22658. Each vehicle will be logged that is parked in guest parking. On the seventh day a vehicle is logged in the community, it will be cited and on the eighth day it will be towed. If a vehicle is found in any guest parking space after the seventh day in a calendar month, it will be subject to immediate tow at the owner's expense pursuant to California Vehicle Code 22658.

Note: Per the CC&Rs, Section 2.9.4, Owners and other residents of the Community are prohibited from parking in any area designated as "Guest Parking" by the Association except for temporary purposes, not to exceed thirty (30) minutes in any twenty-four (24) hour period.