



VEHICLE OPERATION AND PARKING RULES

The following parking rules are to be observed by all owners, residents and their invitees:

DEFINITIONS

“Unit Parking Space” - a covered vehicle parking space designated by the Board for the exclusive use of a unit owner.

“Visitor Parking Space” - an uncovered vehicle parking space.

“CDA Hang Tag” - a parking permit issued by the Association for parking in a Visitor Parking Space; each hang tag has a visible CDA logo and a visible unique serial number.

“Allowed Personal Vehicle” - an operable, licensed, and appropriately maintained personally owned and/or operated passenger automobile, sports utility vehicle, motorcycle, truck having a capacity of one half (1/2) ton or less, or van having a seating capacity of eight (8) persons or less.

“Allowed Commercial Vehicle” - an operable, licensed, and appropriately maintained commercial vehicle that can safely maneuver within the development without causing property damage or personal injury, and that temporarily operates and/or parks within the development to conduct business at the specific invitation of, and under the supervision of an owner, resident or the Association, for

- A. delivery or pickup of personal property, such as by a moving company, or furniture delivery service,
- B. delivery or pickup of mail or packages, such as by a package delivery service or the United States Postal Service,
- C. the establishment or maintenance of utility or similar services, or
- D. a public service, such as law enforcement, emergency, government, or similar functions.

GENERAL VEHICLE RULES

1. No vehicle shall be operated or parked within the development unless it is an Allowed Personal Vehicle, or an Allowed Commercial Vehicle.
2. At no time shall any vehicle, other than an emergency or law enforcement vehicle, park, even temporarily, in any area within the development designated as a No Parking Zone (Red Zone). Vehicles in violation of this prohibition are subject to immediate removal by the Association.
3. No vehicle may be parked at any time, even temporarily, in any area of the development other than a Unit Parking Space or a Visitor Parking Space. Notwithstanding the foregoing, the temporary parking of vehicles in driveway areas shall be permitted for the furnishing of goods and services, or for loading or unloading purposes, provided, however, that (A) the operator of the vehicle remains in the vicinity of the vehicle at all times in order to move the vehicle to unblock other vehicles when necessary, and (B) the vehicle is removed immediately after the furnishing of goods and services, or loading and unloading, is complete. Such temporary parking shall be limited for a maximum total of two (2) hours within any twenty-four (24) hour period, unless otherwise approved in advance, in writing, by the Association.

4. Any vehicle parked in any parking space within the development shall not a) extend into the vertical space above any part of any sidewalk, painted white line, or driveway, or b) bypass or straddle the concrete wheel stop.
5. No vehicle, of any type, shall be parked, even temporarily, in a Unit Parking Space, without the permission of that unit owner.
6. No person shall construct, repair, service or maintain any vehicle within any portion of the development, except for emergency repairs, to the extent necessary to remove the vehicle to a proper repair facility, or for minor repairs requiring less than one (1) day's work.
7. No person shall operate, park, leave, or abandon any vehicle in a manner that impedes or prevents ready ingress, egress, or passage through the development, or in a manner that impedes or prevents access to or from any parking space within the development.
8. All parking spaces shall be used exclusively for the parking of vehicles, and may not contain at any time, even temporarily, any other object, such as, but not limited to, equipment, a container, a sign, or any personal property.
9. No more than one vehicle of any type shall be parked, even temporarily, in a Visitor Parking Space.
10. No more than two vehicles may be parked in a Unit Parking Space provided one of the vehicles is a scooter or motorcycle parked perpendicular to the length of the parking space and parked between the concrete wheel stop bumper and the sidewalk.
11. Any signs or markings of a commercial nature visible on an Allowed Personal Vehicle parked within the development shall be unobtrusive and inoffensive, as determined by the Board.
12. Allowed Personal Vehicles shall not contain any trade equipment or tools that are visible from the Common Area.
13. The Association shall have the right and power to remove any vehicle within the development parked in violation of this Restated Declaration or the Rules, in accordance with the provisions of Section 22658 of the Vehicle Code.

RULES FOR MAINTENANCE AND REPAIR OF PARKING SPACES

13. Each owner shall maintain their Unit Parking Space in a neat and clean condition, free of oil, grease, and other debris.
14. The Association shall maintain Visitor Parking Spaces.
15. Repair or Replacement of all parking spaces is the responsibility of the Association.

ADDITIONAL RULES FOR USE OF VISITOR PARKING SPACES AND CDA HANG TAGS

16. A vehicle parked in a Unit Parking Space is not required to display a CDA Hang Tag at any time.
17. Each and every vehicle parked in a Visitor Parking Space at any time between the hours of 5 PM through 7 AM, on any day, shall display a CDA Hang Tag within the vehicle, hanging from the rearview mirror, with the serial number facing forward and visible through the windshield. For those vehicles without a rearview mirror, the CDA Hang Tag shall be displayed on top of the dashboard such that the serial number is clearly visible from outside the vehicle. A CDA Hang Tag placed anywhere else in the vehicle, even though it may be visible from outside the vehicle, is considered invalid.
18. No vehicle shall occupy the same Visitor Parking Space for longer than 96 consecutive hours, unless the owner has obtained written approval from the Association for a limited one-time extension.

19. CDA Hang Tags shall be issued by the Association under the following procedures and restrictions:
- a. Each owner shall be issued exactly one (1) CDA Hang Tag that may be used for parking an Allowed Personal Vehicle or an Allowed Commercial Vehicle in a Visitor Parking Space, by any person the owner designates, at the sole discretion of the owner. Each owner is solely responsible for the use of their CDA Hang Tag.
 - b. Each Board member that is not a resident of the development shall be issued one (1) CDA Hang Tag that may be used by that Board member to conduct Association business.
 - c. The off site management company under contract to the Association shall be issued one (1) CDA Hang Tag that may be used by their employees to conduct Association business.
 - d. The possession of a CDA Hang Tag shall not be construed to guarantee that a Visitor Parking Space shall be reserved or available for any vehicle.
 - e. CDA Hang Tag serial numbers, and the name and address of the person or organization to which they were originally issued, shall be recorded and maintained on file by the Association. This information may be used to enforce these CDA Vehicle Operation and Parking Rules, and may be disclosed to third-party agents responsible to the Association for enforcement of these Rules.
 - f. If a CDA Hang Tag is lost or stolen, it shall become invalid upon notice to the Association's off site management company by the owner, Board member, or off site management company to which the CDA Hang Tag was issued. A replacement CDA Hang Tag shall not be issued until the lost or stolen CDA Hang Tag is invalidated and payment of a \$50.00 replacement and administrative fee is received by the Association from the owner, Board member, or off site management company to which the CDA Hang Tag was issued.
 - g. A forged, photocopied, or altered CDA Hang Tag is invalid.

VIOLATIONS AND VEHICLE TOWING

20. Only the Association shall have a vehicle towed from the development for a violation of a CDA Vehicle Operation and Parking Rule. For a vehicle that is parked in a Unit Parking Space without the permission of the owner, the owner or resident shall contact the CDA Onsite Manager at (925) 290-7456 to have that vehicle towed.
21. The Board shall establish with one or more local towing companies, written agreements that provide permission for, and establishes rules, conditions, and pricing for, towing services within the development. The Association must use one of these companies to tow a vehicle from any parking space, or from any other area of the development. An owner or resident may have their own personally-owned vehicle towed from the development using one of these companies, or another company of their choosing.
22. The following vehicles shall be subject to immediate towing at the vehicle owner's expense:
- a. Any vehicle, other than an emergency or law enforcement vehicle, parked in any area within the development designated as a No Parking Zone (Red Zone).
 - b. Any vehicle anywhere within the development, at any time, that is displaying an invalid CDA Hang Tag, including one that was lost or stolen and then declared invalid by the Association.
 - c. Any vehicle parked in a Unit Parking Space without the permission of the owner.
23. Except for vehicles subject to immediate towing as provided in Rule 20 above, all vehicles violating a CDA Vehicle Operation and Parking Rule shall receive one (1) warning of the violation, which shall be a

decal placed on the driver's window. An additional warning shall only be issued to the same vehicle for violating the same Rule if more than 12 months time has elapsed since that warning was issued.

24. Any vehicle found in violation of the same CDA Vehicle Operation and Parking Rule for which that vehicle received a warning within the last 12 months, shall be subject to immediate towing at the vehicle owner's expense, provided either a) the time elapsed since the warning was issued is more than 24 hours, or b) there is clear evidence the warning has been seen, as determined by the Association, such as the vehicle having been moved or the warning decal having been removed.