

PRINCETON TOWNHOMES MAINTENANCE ASSOCIATION

PARKING RULES AND REGULATIONS - November 2017

The following summarizes the key elements of Princeton's Parking Rules and Regulations. The complete Rules and Regulations are set forth below this summary.

- Garages are intended for the parking of vehicles.
- Parking passes. All vehicles parked on Princeton's property (except in garages and carports) must display a parking pass issued by the Association. RED, YELLOW and BLUE passes, as described herein, are distributed for this purpose. Residents (including homeowners *and* tenants) may not use a parking pass, nor will a temporary parking pass for an overnight guest be issued, unless the resident's garage is being utilized for its intended purpose.
- Upstairs "A" units may have no more than two vehicles parked on the property (garage plus YELLOW overnight pass). "B" and "C" units may have no more than three vehicles (garage, carport/reserved parking space, plus YELLOW overnight pass).
- Parking passes are intended for the parking of vehicles by guests, but may be used by residents who are utilizing their garages during the day for other purposes (to the extent permitted by the CC&R's) and choose to temporarily park their vehicles in visitor parking. Passes are NOT to be used by residents as a means of exceeding the allocated number of vehicles per unit.

COMPLETE RULES AND REGULATIONS

1. REQUIRED PARKING IN GARAGES, CARPORTS AND RESERVED SPACES

a) Residents are required to park their vehicle(s) in their garages, carports, and/or reserved parking spaces. The Association will continue to enforce the rule that garages be used for vehicle parking. Non-compliance with this rule is in violation of the CC&Rs and offending homeowners (on their own behalf and on behalf of their tenants) will be subject to a monetary penalty.

b) All garage doors shall remain closed at all times, except as is reasonably required to enter and exit.

2. PARKING ON PRINCETON PROPERTY AND PARKING PASSES

a) Upstairs “A” units may have no more than two vehicles parked on the property (garage plus YELLOW overnight pass). “B” and “C” units may have no more than three vehicles (garage, carport/reserved parking space, plus YELLOW overnight pass).

b) Parking passes are issued to the unit and are not the property of the homeowner. Therefore, purchasing or selling passes is prohibited. Residents found having an unauthorized additional pass will be subject to a monetary penalty, tow at the vehicle owner’s expense, and/or suspension of common area parking privileges for a period of up to thirty (30) days.

c) Overnight Visitor (YELLOW): Every homeowner is issued one pass of this type. This pass is valid any time, day or evening, seven days a week. This pass is intended for overnight parking by guests, but may be used for other purposes by residents who properly utilize their garages and carports to park their cars (i.e., the first two vehicles associated with any given unit must be parked inside the garage or carport before a third vehicle may be parked outside with the use of a parking pass). These overnight passes are not to be used by residents on a daily basis for parking vehicles within the Princeton community, unless their garage/carport/reserved space is being used for its intended purpose. Residents are not authorized to use YELLOW overnight passes for the purpose of storing their vehicles in parking areas intended for guest parking.

d) Limited Visitor (RED): Every homeowner is issued two passes of this type. This pass will be valid from 9 A.M. through 11 P.M., seven days a week. After 11 P.M. any vehicle displaying this pass must be moved off Princeton property. If the vehicle is not moved, it will be subject to tow. These passes are intended for use by guests, and not by residents as a means of exceeding the allocated number of vehicles per unit.

These passes may be used by residents who are utilizing their garages during the day for other purposes (to the extent permitted by the CC&Rs) and choose to temporarily park their vehicles (i.e., for a few hours) in visitor parking. Vehicles parked in violation of this rule will be subject to tow. Contractors, vendors, and delivery vehicles displaying company names, etc., are exempt.

e) Deeded/Reserved Parking (BLUE): Homeowners residing in “C” units having reserved parking spaces are issued one of these passes. This pass will be displayed whenever a vehicle is parked in the homeowner’s reserved parking space. Vehicles parked in these spaces need not be moved after 72 hours, as these spaces are “deeded” to the unit. If this pass is not displayed on a vehicle parked in a reserved parking space, the vehicle will be subject to tow at the vehicle owner’s expense.

f) Annual Registration of Parking Passes: Beginning in 2017, the Association will require all homeowners to validate their assigned parking passes annually. A sticker will be issued that depicts the current year and will be affixed to the parking pass. In order to validate the parking passes, the homeowner will be required to submit an updated residency form containing resident/vehicle information and provide the Association with current information if tenants/vehicles change. Vehicles parked on Princeton property displaying a pass not bearing a current sticker will be subject to tow at the vehicle owner's expense.

3. INSPECTION OF GARAGES

a) With reasonable notice to the homeowner or tenant, the Association reserves the right to inspect a garage to determine if it is being used to park a vehicle. Inspection dates and times are subject to the sole discretion of the Association or its agent. If the homeowner or tenant fails to respond to the inspection request, the parking pass(es) assigned to that unit may be invalidated, the homeowner will be subject to fines, and/or the vehicles associated with that unit which are parked in guest/visitor parking will be subject to tow at the vehicle owner's expense.

b) Garage interiors must be maintained in a safe and sanitary manner. No trash, furniture, chemicals, waste or other items may be accumulated to the extent they become a nuisance to neighbors, become malodorous, attract rodents, and/or present a fire hazard.

4. LOST, MISPLACED AND TEMPORARY PASSES; PARKING VARIANCES

a) Lost passes: Loss of a parking pass should be promptly reported to the property manager at office@princetontownhomes.org. If a new parking pass is desired, a written request must be submitted along with a \$100 replacement fee. If the unit is in compliance with all Association Rules and Regulations, issuance of a new parking pass will be considered.

The Association reserves the right to issue a temporary pass for a period of time so as to provide sufficient time for the lost pass to be located. If not found, the old parking pass will be invalidated and any use thereof will be subject to tow, without notice, at the vehicle owner's expense.

Providing false information when applying for a replacement parking pass constitutes a violation of these Rules and Regulations and shall immediately invalidate any pass thereby issued. Similarly, residents found having a counterfeit pass will be subject to a

monetary penalty, tow at the vehicle owner's expense, and/or suspension of common area parking privileges for a period of up to thirty (30) days.

b) Misplaced and temporary passes: When a parking pass is misplaced, or when a homeowner or tenant is hosting an event which requires onsite parking in excess of that which is ordinarily permitted, or when a homeowner is expecting visitors for an extended period of time, a temporary pass or passes may be issued upon request to the property manager. Homeowners and tenants will not be issued temporary passes, however, if their garages/carports/reserved spaces are not being utilized for the parking of vehicles.

c) Parking variances: Residents having a social gathering may also contact the Irvine Police Department at (949) 724-7000 and ask for a "parking variance" at least five (5) working days prior to the event. The Irvine Police Department has indicated that it will authorize parking on Stanford for the limited period of time required. If you do not obtain pre-approval, vehicles parked on Stanford will be subject to ticketing or tow at the vehicle owner's expense.

5. VEHICLE REPAIRS; DAMAGE TO PROPERTY; AVOIDING SAFETY HAZARDS

Vehicle repairs shall not be conducted in the common or exclusive-use common areas, including, but not limited to, carports, except for emergency repairs to the extent necessary to enable a disabled vehicle to be moved to a proper repair facility. Repairs which are prohibited include, but are not limited to, changing vehicle oil or any other automotive fluid. Dumping of vehicle waste fluids anywhere on the premises, including the storm drains, is also prohibited.

Any expense incurred by the Association as a result of any damage to asphalt by a vehicle (e.g., oil or grease stains from a parked vehicle) shall be the financial responsibility of the vehicle's owner, whether it be the homeowner or a guest.

6. STORAGE OF VEHICLES; OVERSIZED VEHICLES; UNLICENSED VEHICLES

Outside parking or storage of recreational vehicles, including, but not limited to, campers, motor homes, mobile homes, trailers, boats and other water craft, water craft trailers, dune buggies, camper shells (whether mounted on a vehicle or detached) and trucks that are larger than three-quarter (3/4) ton capacity, is prohibited.

Outside parking of oversized residential vehicles is prohibited without prior written approval of the Association.

Parking or storage of any vehicle(s) not licensed for use on public streets in open guest parking is prohibited. Vehicles with substantial damage shall not be parked in open guest parking.

7. RENTAL UNITS; SALES OF UNITS

Homeowners renting their units are responsible for the collection of parking passes when their tenants vacate the premises, as well as for thereafter providing their new tenants with these passes. Homeowners selling their units are required to convey their parking passes to the new owners.

8. VEHICLES PARKED IN FIRE LANES

All streets within Princeton are fire lanes. Any vehicle parked in a fire lane, whether or not it is displaying a parking pass, is subject to immediate tow without notice. Please note that activation of a vehicle's emergency lights/flashers while parked in a fire lane does not preclude a vehicle from being subject to immediate tow at the vehicle owner's expense. It should also be noted that areas directly in front of garages and carports are considered fire lanes and vehicles parked in such areas are subject to tow. Parking more than one car inside the carport is considered a fire lane infraction as well.