

**LOS PASEOS
PARKING & TRAFFIC RULES**

**IMPLEMENTATION BEGINS
ON
9-21-22**

LOS PASEOS PARKING COMMITTEE

PARKING & TRAFFIC RULES

1. GUEST PARKING

1.01 **ALL PARKING AREAS WITHIN THE GATED PORTION OF THE LOS PASEOS COMMUNITY ARE FOR GUESTS ONLY.**

1.02 Guests may park in any marked on-street parking space or cut-in parking stall that is not marked. "permit only"

1.03 All residents with a guest vehicle parking inside the gates past 12:00 a.m. must notify the Parking Patrol Company with the license plate number of the vehicle and the dates that the vehicle will be utilizing guest parking. The Patrol Company will give the resident a confirmation number.

1.04 Any guest vehicle can park overnight for up to 5 days within a 30-day period when the above procedure is followed.

1.05 If your guests will be staying longer simply notify the Management Company for an extension. Extension requests must be made 24 hours prior to the 6th night within the 30-day period to avoid having the vehicle cited.

1.06 If you have a "Frequent Guest," someone who will repeatedly visit more than 5 days in a month, but no more than 15 days in a month, he or she must follow the procedures described in Article 4.02 - Conditions for Exceptions.

1.07 The Patrol Company will provide all residents with a sticker with the company's name and telephone number. The Patrol Company can be contacted 24 hours a day, 7 days a week.

1.08 The Patrol Company should be contacted as soon as your overnight guest arrives to avoid any unnecessary citations.

1.09 **Homeowners of Los Paseos are responsible for their guest at all times. This includes following all parking regulations. Inform your guests where they may, and may not park, especially fire lanes.**

2. GARAGE USAGE

2.01 A garage must be used for the parking of the maximum number of vehicles for which it was designed; all garages within the Los Paseos Community were designed for two vehicles. Storage of personal items may occur in a garage only to the extent that the maximum number of vehicles for which the garage was designed may still be able to be parked within the garage.

2.02 **All residents agreed to comply with this policy stated in the CC&R's when they purchased their home.**

2.03 Exceptions to this rule will be made only for extreme hardships, as defined in Section 4, or if there is only one vehicle used, kept, maintained, or stored by or on behalf of the occupant(s) of the home.

2.04 New residents are allowed a 45-day grace period from their close of escrow date and may park their vehicles in the guest spaces. To ensure that you will not be cited and/or towed, notify Management Company prior to utilizing the guest parking.

3. FIRE LANES

3.01 ALL VEHICLES PARKED IN FIRE LANES ARE SUBJECT TO IMMEDIATE TOW.

3.02 Fire lane regulations are enforced 24 hours a day, 7 days a week.

3.03 The Patrol Company will make multiple random inspections to ensure compliance with all parking regulations, including fire lanes.

3.04 Homeowners of Los Paseos are responsible for their guests at all times. This includes following all parking regulations. Inform your guests where they may and may not park, especially fire lanes.

3.05 The Orange County Fire Department does spot inspections. If there are violations of the county fire code, such as blocked fire lanes, the Los Paseos Homeowners Association can be cited and fined. This means every homeowner will be paying the price for one person's actions.

4. EXTREME HARDSHIP EXCEPTION-DECAL PROGRAM

4.01 An exception can be made in cases of extreme hardship such as temporary disability, short-term garage improvements, households with three licensed drivers, driving three separate vehicles, and business use vehicles that are required for work use.

There is no guarantee to any homeowner that any of these exceptions will still be in effect in the future. These exceptions will be reviewed quarterly.

All exceptions must be reapplied for annually, provided these exceptions are continued into the future.

A. LONG TERM OR TEMPORARY DISABILITY

1. A resident that cannot park their vehicle in their garage due to a long term or temporary disability can apply for an exception. In the case of a temporary disability, the exception will be on a limited time basis.

B. SHORT TERM GARAGE WORK

1. A resident needing to do short term work on the interior of their garage such as the installation of storage units can apply for a temporary exception.

2. A resident needing to use a portion of their garage, short term, to hold landscaping materials, can apply for a temporary exception.

3. For a temporary exception of 1-5 days, you must call the Patrol Company.

C. HOUSEHOLD WITH 3 DRIVERS

1. Households with three vehicles can apply for an exception when there are three vehicles in continuous use at one residence.

2. There must be a licensed driver living at the residence for each of the vehicles in use. The homeowner must be willing to submit to any and all requests made by the Board in order to determine the viability of the exception. Such requests may include the following: garage inspection, vehicle inspection, vehicle registration verification, and verification of licensed drivers at residence.

3. A decal, if issued, will be assigned to a particular vehicle. Once assigned to that vehicle, the decal may not be transferred between vehicles. Prior to issuance, all vehicles at this residence shall be subject to registration with the Parking Committee.

D. BUSINESS USE VEHICLES

1. Homeowners with a business use vehicle can apply for an exception if a vehicle is either too long or too tall to fit into the resident's garage.

2. In order to be considered for an exception, the business use vehicle must be three-quarter ton capacity or less.

3. The type of Vehicle must be essential for the performance of the homeowner's occupation. The vehicle must be in use on a regular basis and may not be used primarily for storage.

4. There will be no "grand fathering" of business use vehicles for consideration of an exception.

5. There is no guarantee that this exception will remain in place in the future. Exceptions will be reviewed quarterly.

6. Business use vehicles shall be kept in a presentable condition. Any vehicle determined by the Parking Committee and/or Board to be unsightly shall not be granted an exception or will have their exception revoked.

4.02 CONDITIONS FOR EXCEPTIONS

A. All of the above exceptions must be made in writing to the Management Company by the homeowner and approved by the Parking Committee. The Parking Committee will then make a recommendation to the Board for final approval.

B. The homeowner must be willing to submit to any and all requests made by the Board in order to determine the viability of the exception. Such requests may include the following: garage inspection, vehicle inspection, vehicle registration verification, and verification of licensed drivers at residence.

C. Any and all fees charged by the Patrol Company to verify eligibility are the responsibility of the homeowner and must be paid before issuance of the exception permit.

4.03 DECAL PROGRAM

A. Vehicles that have been approved by the Board to meet all hardship qualifications will be issued a special decal to allow that vehicle to park in selected, cut-in parking stalls marked "Permit Only".

B. Along with the decal, the vehicle registration will be on file with the Patrol Company to avoid errors.

C. The number of "Permit only" parking spaces are limited and are on a first come, first serve basis. Los Paseos does not guarantee a particular space for any vehicle in the exception decal program.

D. If an exception Vehicle is replaced, the resident must apply for a new permit for the replacement vehicle.

E. Vehicles issued a decal to park in "Permit only" spaces must be parked in strict compliance with the following restrictions.

1. The vehicle must not be parked in a way that obstructs the free flow of traffic, creates a nuisance, or violates any of the association rules.
2. The vehicle must not be parked in a manner that creates a traffic or safety hazard.
3. The vehicle must be kept in a neat, clean, and attractive condition.

5. TRAFFIC AND PARKING ENFORCEMENT; PENALTY

All operators of motor vehicles, including motorcycles, within Los Paseos must possess a valid for California, driver's license as required by law. All provisions of the California Vehicle Code must be honored at all times when operating any motor vehicle within Los Paseos.

In addition to all other remedies provided by law, in the CC&R's and these rules, the following enforcement procedures apply:

5.01 WARNINGS, TOWING AND IMPOUND

Any vehicle parked in violation of these rules will be subject to towing and impound as provided below.

- A. Warning notices are issued in 24-hour increments and are tracked over a 180-day rolling period.
- B. A "First Warning Citation" notice will be placed on the vehicle by The Patrol Company for all violations, with the exception of fire lane violations.
- C. A "Second Warning Citation" notice will be placed on the vehicle by the Patrol Company in the event the same violation occurs following the issuance of the "First Warning Citation."
- D. A "Third Warning Citation" notice will be placed on the vehicle by the Patrol Company in the event the same violation occurs following the issuance of the "First Warning Citation."
- E. The vehicle will be towed without further warnings or citations on each occasion the same violation is committed following the issuance of the "Third Warning Citation."
- F. Parking a vehicle, at any time, within a fire lane will result in towing without notice or warning.
- G. If the homeowner suspects that their vehicle has been towed and impounded, they must first call the Orange County Sheriff's department at (949) 770-6011. They will confirm whether or not it was towed. The homeowner must then call the Patrol Company and they will give the name, address and telephone number of the particular Tow Company involved.
- H. Towing and impound will be at the expense of the owner of the vehicle.

5.02 FINES

A. These traffic and parking rules may also be enforced through the levy of fines, as described elsewhere within the Association's Rules and Regulations. The levy of a fine shall be in addition to the Association's right to tow and impound the vehicle for parking violation, or to exercise any other enforcement remedy provided for by the CC&R's, these rules, or by law.

QUALIFICATIONS FOR A DISABILITY EXCEPTION

Medical documentation for temporary or permanent need for a wheelchair.

QUALIFICATIONS FOR A 3 CAR, 3 DRIVER EXCEPTIONS.

All three vehicles must be registered at the residents. Proof of current registration is required. All three drivers must be living full time at the residence with a valid California driver's license. The license of each driver must have the address of the residence on it or the appropriate change of address on file with the DMV and a DMV issued new address card to accompany it. All three vehicles must be in regular use by the three different drivers. Must meet all conditions set in section 4.01-C of parking rules.

QUALIFICATIONS FOR A FREQUENT GUEST EXCEPTION.

The vehicle of the frequent guest must be registered to a non- Los Paseos address. The driver's license of the frequent guest must be a non- Los Paseos address. The resident making a request for a frequent guest must state what their relationship to the frequent guest is. Only the non- residence vehicle will be issued a decal. Must meet all conditions set in section 1.06 of parking rules.

QUALIFICATIONS FOR A BUSINESS USE VEHICLE EXCEPTION.

The vehicle must be registered at the residence.

The owner must have a valid California driver's license. The license must have the address of the residence on it or the appropriate change of address on file with the DMV and a DMV issued new address card to accompany it.

Verification of occupation must be provided. RE: Contractor's license, business license, etc.

The vehicle must be too tall or too long to fit into the garage, but short enough to fit into a cut-in parking stall.

The vehicle must be mandatory to perform said occupation. Must meet all conditions set in section 4.01-D of parking rules.

If you feel that you meet the requirements to qualify for a temporary/permanent disability exception, a three-car/three-driver exception, or a frequent guest exception fill out the appropriate request form included in this packet. Include all required information and mail to the Management Company.

If you feel that you meet the requirements to qualify for an oversized business use vehicle fill out the appropriate request form included in this packet. Include all required information and call Patrol Masters at 877-648-0602 to schedule a garage/vehicle inspection. There is a \$50.00 fee charged by Patrol Masters to do the inspection. Have a check or money order made payable to Patrol Masters when they come out to do the inspection. Patrol Masters will forward your application and photocopies along with their report to the Los Paseos Parking Committee

Applications will not be processed unless all required information is provided including the signature of the resident.

The parking committee will review all of the information and make a recommendation to the Board of Directors. The Board of Directors will make the final decision and will contact the applicant with either an "Approval Notification" along with a special sticker or a "Denial Notification" along with a reason for denial notice.

LOS PASEOS

Request for Extreme Hardship Parking Exception

NAME _____
(Please Print)
ADDRESS _____
PHONE NUMBER _____
EMAIL ADDRESS _____
VEHICLE-YEAR, MAKE, MODEL _____
COLOR & LICENSE _____

I am Requesting a parking exception for the following reason:

- Temporary/permanent disability
▶▶ Include a copy of the medical report stating the reason for the need of the use of a wheelchair and the length of time that it will be required.
▶▶ Include a copy of the driver's license of the person operating the vehicle to be issued a permit.
▶▶ Include a copy of the registration of the vehicle to be issued the permit sticker and allowed to use a "Permit only" parking stall.
- Three-car/three-driver household
▶▶ Include a copy of all three driver's licenses (with residence address on license).
▶▶ Include a copy of all three-vehicle registration (with residence address on all three).
This is the license plate # of the vehicle to be issued the permit sticker and allowed to use a "Permit Only" parking stall. _____
- Frequent guest vehicle.
▶▶ Include a copy of the driver's license of the frequent guest (with non-residences address on license)
▶▶ Include a copy of the vehicle registration (with non-residence address on registration).

If this Permit is Granted the designated vehicle may only park in permit locations and may not park in guest locations _____

Resident Initials

I understand that there is no guarantee that I will be approved for the exception. I understand that neither myself, any member of my household or my guest may use a "Permit Only" parking stall until my application has been approved by the Los Paseos Board of Directors and my permit sticker is on the appropriate vehicle. I understand that at this time exception permits are on a trial basis and that there is no guarantee that the permit program will continue in the future.

Signature _____ Date _____

Tritz Professional Management Services

1525 East 17th Street, Suite A

Santa Ana, CA 92705

714-557-5900 office ♦ 949-486-8193 Fax ♦ email: gricelda@tpms.net ♦ www.tpms.net

LOS PASEOS

Request for Oversized Business Use Vehicle Parking Exception

NAME _____

(Please Print)

ADDRESS _____

PHONE NUMBER _____

EMAIL ADDRESS _____

VEHICLE-YEAR, MAKE, MODEL _____

COLOR & LICENSE _____

1. Complete this form.
2. Make copies of all required items.
3. Call Patrol Masters at (877)-648-0602 to set up an appointment to have your garage and vehicle inspected. Photos to be taken of vehicle parked inwards and backwards.
4. Have check made out to Patrol Masters in the amount of \$50.00

The Vehicle required to perform my occupation is too tall to fit into my garage.

The Vehicle required to perform my occupation is too long to fit into my garage.

My occupation is _____

My occupation requires this type of vehicle because _____

If this Permit is Granted the designated vehicle may only park in permit locations and may not park in guest locations _____

Resident Initials

Required items:

- ▶▶ Include a copy of the driver's license of the person operating the vehicle to be issued a permit.
- ▶▶ Include a copy of the registration of the vehicle to be issued the permit sticker and allowed to use a "Permit Only" parking stall.
- ▶▶ Include a copy of verification of occupation. RE: Contractor's license, Business license, etc.
- ▶▶ Include a letter from your company-on-company letterhead indicating this vehicle is assigned to you to perform your work duties.

I understand that there is no guarantee that I will be approved for the exception. I understand that neither myself, any member of my household or my guest may use a "Permit Only" parking stall until my application has been approved by the Los Paseos Board of Directors and my permit sticker is on the appropriate vehicle. I understand that at this time exception permits are on a trial basis and that there is no guarantee that the permit program will continue in the future.

Signature _____ Date _____

Please send your report along with this application and all required copied information to Patrol Masters (877) 648-0602. Call them for current mailing address.

Tritz Professional Management Services

1525 East 17th Street, Suite A

Santa Ana, CA 92705

714-557-5900 office ♦ 949-486-8193 Fax ♦ email: gricelda@tpms.net ♦ www.tpms.net