

PARKING RULES

Any vehicle parked within the Esprit complex must display a current parking permit issued by the Association management company. Owners will be provided with permanent decals. Hang tags will be issued for use by visitors, including seasonal renters.

Only currently licensed and registered passenger vehicles in street-operable condition may be parked on the property. All other vehicles are prohibited (trailers, motor homes, campers, commercial vehicles other than a standard-sized pick-up truck). If parking is needed, the public 5 streets outside the complex must be used. One covered parking space is available for each unit. Other parking spaces are available for guests and extra vehicles.

Parking spaces located next to the green curbs are for short-term use and limited to twenty (20) minutes. Vehicles parked in the blue disabled zones must display a current and valid placard issued by the Department of Motor Vehicles.

Maintenance and/or repair of vehicles anywhere on premises is forbidden.

No vehicle may be left parked in any parking space for longer than thirty (30) consecutive days except as provided for in the long-term lot. Long-term parking (30 days or longer) is located in the south parking lot to the right of the entrance. Use of this lot requires a long-term permit and key issued by the Association management company. A deposit of \$100 will also be required upon issuance of a permit and key. This deposit will be refunded once the key is returned and the vehicle moved.

The towing of improperly parked vehicles relates to enforcement of the Governing Documents, unrelated to disciplinary action against an Owner. Pursuant to California *Vehicle Code* §22658, the Association may have any improperly parked vehicles removed and towed to the nearest public garage. Prior to any towing, the Association shall place a written notice on the violating vehicle, enumerating that the vehicle will be towed to a public garage unless the vehicle is moved within four (4) hours. (Prior notice is not required if the violating vehicle is parked in a marked fire lane, within fifteen feet of a fire hydrant, in a parking space designated for handicapped without proper authority, or in a matter which interferes with any entrance to or exit from ingress or egress in and to the subdivision or any unit). In such an event, the Association shall not be liable for any damages incurred by the vehicle owner because of the removal of a vehicle or for any damage to the vehicle caused by the removal, including without limitation the charge for towing and storage of the vehicle by the towing company, the cost of which shall be the responsibility of the owner of the vehicle.