

ESPRIT PARKING RULES

Adopted by the Board of Directors 9/26/2016

Ownership of each condominium unit shall entitle each Owner to use one covered parking space. Additional vehicle parking space in the Common Area may be used for guest parking or one additional vehicle of Owner or Tenant as determined by the Board. No Owner or Tenant will be allowed to leave a vehicle parked in any parking space for longer than thirty (30) days except in an area designated by the Board to be used specifically for stored vehicles, and except where the Owner has obtained permission of the Board in writing. The Board shall be authorized to have any Owner's vehicle towed to the designated stored vehicle area with notice to the vehicle Owner upon the Board determining that Owner has not complied with the responsibilities set forth herein. Any costs incurred in towing the Owner's vehicle shall be assessed to the Owner's condominium unit.

PARKING PERMIT

Any vehicle parked within Esprit complex must display a current parking permit issued by the Association management company. Owners will be provided with permanent parking permits to be installed and visible in the vehicles' window. 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 streets outside the complex must be used. Uncovered parking spaces are available for guests and one other vehicle per unit.

RESTRICTED SPACES

Parking spaces located next to the green curbs are for short-term parking use only and limited to twenty (20) minutes. No overnight parking is allowed in these spaces. 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.

COVERED VEHICLES

No vehicle shall remain covered without displaying a valid parking permit number and license plate number.

LONG TERM PARKING

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 (south) of the entrance. Use of this lot requires a long term permit and key issued by the Association management company. The permit is valid for one year and is renewable on a space available basis only. A deposit of \$100 will also be required upon issuance of a permit and key. Proof of ownership by Esprit unit owner, licensing and current insurance must be provided at the time of key issuance. This deposit will be refunded once the key is returned and the vehicle moved. Occupied space

is limited to one car per unit. Additional space, if available, may be obtained with written permission from the Board.

REMOVAL OF VEHICLE

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 days (96 hours). Prior notice is not required if the violating vehicle is parked in a marked fire lane, within fifteen (15) 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.

If unit is rented, it is the Owner's responsibility to ensure their tenants are in compliance with these Rules and CC&Rs of Esprit.