

The Lakes Community Association Street Parking Program

HOW DOES THE PARKING PERMIT PROGRAM WORK?

All residences have a 2 or 3 car garage and a DRIVEWAY that should accommodate two to three vehicles per garage and a minimum of 2 vehicles per driveway. The CC&R's (Section 7.2.13) clearly state that each owner shall ensure the garage and driveway is being utilized to its maximum designed capacity for the parking of vehicles.

All street parking is designated as Guest Parking. Residents MAY NOT park in guest parking unless they have a PROPERLY authorized and displayed Parking Permit.

A Parking Permit may be issued to a properly registered and authorized vehicle approved by the Board of Directors in writing. All other vehicles do not need a parking permit as they must be parked in the garage and/or driveway.

WHAT VEHICLES REQUIRE A PARKING PERMIT?

All resident vehicles properly registered and authorized to park outside of the homeowner's garage and/or driveway must have a Parking Permit.

All residents must register a vehicle for each of their possible garage and driveway spaces prior to being issued a Parking Permit authorizing a vehicle to park outside. Garaged and vehicles parked on the driveway do not require a Parking Permit.

IS THERE A LIMIT AS TO HOW MANY PARKING PERMITS I CAN OBTAIN?

Yes. A maximum of 2 permits per household can be granted. For example: if you have a two-car garage and six vehicles, you must first park 2 vehicles in your garage, the third & fourth in your driveway before a permit can be issued for the 5th and 6th registered vehicles.

WHAT IS THE COST FOR THE PERMITS?

Permits are issued free of charge, if the permit becomes lost or stolen, the replacement cost is \$50.00 per permit. In the event a check is required for a replacement permit. It must be made payable to THE LAKES COMMUNITY ASSOCIATION. Street parking is available on a first come, first serve basis. However, common courtesy and neighbor consideration must be used when parking.

GARAGE INSPECTIONS

In order to ensure that applicants are using their garage for its intended use and purpose (CC&R 7.2.13 (c)), garage inspections will be conducted by Management for every parking permit request. Please contact Management to schedule an appointment for such inspection. Permit(s) will not be issued until garage inspection is conducted and approved.

WHAT ARE THE PARKING PERMIT AUTHORIZATION PROCEDURES?

1. Parking Permits will only be issued when the resident has provided information (found on Parking Permit Application) which indicates he/she has used all garage and driveway space appropriately.

If any vehicle in a household requires a Parking Permit, ~~the patrol service~~ requires the following information to be included with the Parking Permit Application:

1. A copy of **ALL VEHICLE REGISTRATIONS** with The Lakes address.
2. Completed application
3. Proof of residence in The Lakes address (using one item below):
 - a. Current vehicle registrations showing resident name and address on site
 - b. Valid California Driver's License showing on site address
 - c. Lease agreement showing the name of resident and on-site address
4. Proof of vehicle ownership (using one item below):
 - a. Current vehicle registration showing resident name and address
 - b. Letter on company letterhead showing resident's name and authority to have care, custody and control of vehicle
 - c. A **notarized** letter from the registered vehicle's owner explaining why the resident has a vehicle not registered to the resident. For example: A letter from a grandparent authorizing a grandchild to use his/her car

- d. If it's a recently purchased new or used vehicle, a copy of the top of the Sales Contract (yellow) showing the following:
 - (1). Resident's name and on-site address
 - (2). Vehicle VIN number
 - (3). Vehicle license plate number, if available
5. A unique number attached to the vehicle
 - a. License plate number
 - b. VIN number
6. ~~Designation of which vehicle(s) will be issued the Parking Permit (found on Parking Permit Application).~~

~~In determining whether or not a permit may be issued, the following vehicle types are not acceptable as legitimately garaged vehicles or vehicles to be parked in a driveway:~~

- ~~• Vehicles out of current registration~~
- ~~• Vehicles with current registration but registered as non-operating~~
- ~~• Vehicles, which are registered but not street legal (off road vehicles)~~
- ~~• Recreational vehicles (See definitions in this document.)~~

Oversized Vehicles

~~The association requires a garage inspection of all cases where the resident contends the subject vehicle does not fit safely into the garage or in the driveway. PATROL SERVICE Management provides requires garage inspections for \$25.00 per inspection at no cost. Residents must call Patrol Service contact Management to schedule an appointment for such inspection. The resident will pay the PATROL SERVICE officer \$25.00 in cash or check at the time the officer arrives to facilitate the inspection. Please note the following:~~

- ~~1. The fee for the appointment is due whether the vehicle passes or does not,~~
- ~~2. The Association requires the vehicle to fit "safely" in the garage, or driveway not necessarily comfortably.~~
- ~~3. Garages, which have been modified to prevent the safe parking of a vehicle, will not be granted a Parking Permit.~~

Commercial vehicles will not be issued parking permits.

Commercial vehicles are defined as, but not limited to, vehicles having any of the following attributes:

1. Racks
2. Ladders
3. Toolboxes on the sides
4. Over one (1) ton
5. More than two axles
6. Vans or buses designed to carry more than 10 persons
7. ~~Vehicles wearing the commercial logo or advertising for a business~~

Recreational vehicles will not be issued parking permits. Recreational vehicles are defined as, but not limited to, vehicles like the following:

1. Motor homes
2. Personal watercraft
3. Trailers of all types
4. Unlicensed vehicles
5. Boats
6. Aircraft
7. Cab-over campers

All Parking Permits will be serialized and generic in nature (no logos, etc.).

Receiving a Parking Permit does not guarantee or reserve parking space for an individual.

CAN THE DECAL BE PLACED ON A CARD AND DISPLAYED WHEN OUTSIDE OR CAN I ROTATE MY GARAGE AND DRIVEWAY VEHICLES?

No. Each Parking Permit is serialized and issued to a specific vehicle. The Parking Permit must be affixed to the proper vehicle.

ARE PARKING PERMITS PERMANENT?

No. Residents who have been issued a parking permit by the Association must re-qualify annually to ensure that they are in good standing in accordance with the Street Parking Program Guidelines. Residents must provide updated and current documentation for the vehicles on file.

WHAT ARE THE RULES FOR GUEST VEHICLES?

Day guests do not require a parking permit. If you have a guest staying past midnight, you need to place that guest's vehicle on the **Safe-List**. To Safe-List your guest vehicles, please call ~~Chief Protection Services~~ **current Patrol vendor** at (888) 332-4648.

HOMEOWNER'S VEHICLES MAY NOT BE PLACED ON THE SAFE-LIST.

Guests are allowed a maximum of 20 overnight stays in a 180-day rolling window. If you have a guest staying more than the allowable days, please contact ~~the management company~~ for an extension.

HOW DO I GET A PARKING PERMIT OR ARRANGE FOR A GARAGE INSPECTION?

Residents MUST provide the following documents:

- Request for Parking Permit Application
- ~~Copy~~ **Copies** of all current vehicle registrations and designation of which vehicle will be parked outside.
- ~~Mail or Fax~~ **Submit** all the above required information to:

**The Lakes Community Association
30416 Laguna Vista Dr.
Menifee, CA 92586
(951) 514-2777
Email: lkefer@keystonepacific.com**

PARKING PERMIT APPLICATION

All items in this Application must be completed in full. Failure to complete every line of this form completely will result in denial of the Application. Any untruthful statements made on this application will result in forfeiture of parking privileges. Permits are only available for cars beyond what your garage and driveway were intended to accommodate. COPIES OF DMV REGISTRATIONS FOR EACH VEHICLE REFLECTING THE LAKES ADDRESS ARE REQUIRED to be submitted with all Parking Permit applications.

Number of Permits Requested: _____

Owner's Name: _____

Address: _____ CA

Day Phone : (____) _____ Evening Phone : (____) _____

1) **I REPRESENT THAT THE FOLLOWING VEHICLE(S) WILL BE PARKED IN MY GARAGE:**

Make: _____ Model: _____ Color: _____ State/Lic.: _____

Make: _____ Model: _____ Color: _____ State/Lic.: _____

Make: _____ Model: _____ Color: _____ State/Lic.: _____

Make: _____ Model: _____ Color: _____ State/Lic.: _____

1) **I REPRESENT THAT THE FOLLOWING VEHICLE(S) WILL BE PARKED IN MY DRIVEWAY: (if applicable)**

Make: _____ Model: _____ Color: _____ State/Lic.: _____

Make: _____ Model: _____ Color: _____ State/Lic.: _____

Make: _____ Model: _____ Color: _____ State/Lic.: _____

2) **I HEREBY REQUEST PARKING PERMIT(S) FOR THE FOLLOWING VEHICLE:**

Make: _____ Model: _____ Color: _____ State/Lic.: _____

Make: _____ Model: _____ Color: _____ State/Lic.: _____

The undersigned Owner ("Owner") does hereby attest that the statements made on this application are true and accurate and agrees to be bound to all of the terms and provisions set forth on this Application and the attached Parking Permit Agreement. The undersigned Owner further acknowledges that they have read and understand all of the Association's parking rules and regulations and agree to follow them, and that any illegally parked vehicle may be towed as provided by law.

Signed

Printed Name

Dated

PARKING PERMIT AGREEMENT

Owner hereby agrees that any vehicle operator shall abide by all Association rules, the CC&Rs and all applicable parking and traffic laws at all times while any permitted vehicle is within the common area of the Association.

Owner further agrees to release and indemnify, defend, and hold harmless the Lakes Community Homeowners Association (the "Association"), its directors, attorneys, officers and managing agents, and each of their insurers, from any and all claims, rights, actions, debts, demands, damages, losses, liabilities, costs and expenses (including, without limitation, attorney's fees and costs) of any nature whatsoever, known or unknown, material or immaterial, suspected or claimed, hereafter becoming known, or accrued or accruing as a result of the parking and/or operation of any vehicle upon Association property, except such damages or injury resulting from the sole negligence or willful misconduct of the Association.

With regard to all matters herein released by this Agreement, Owner hereby voluntarily and expressly waives any and all rights under Section 1542 of the California Civil Code, which provides as follows:

“A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the Release, which if known by him must have materially affected his settlement with the debtor.”

Any claim for property damage or bodily injury resulting from use of a vehicle granted a Parking Permit herein which is alleged to have resulted from the sole negligence or willful misconduct of the Association must be accompanied by a police report. Owner agrees to have all such disputes involving this Agreement, or the parking of a permitted vehicle upon the Association's Common Area, determined by binding arbitration, according to the rules established by the Judicial Arbitration and Mediation Service (JAMS), and expressly waives the right to a jury or court trial.

The signature of any one Owner on the Parking Permit Application binds all owners, residents and guests of the subject unit. In the event that arbitration is pursued, then all costs incurred by the prevailing party in preparation for, or attendance at, the arbitration must be paid by the non-prevailing party.

IMPORTANT: To avoid delay in vehicle registration, don't forget to designate which vehicle(s) will be garaged and driveways and which will be parked outside. Homeowner's vehicles may **NOT** be placed on the Safe-List with the exception of RV's (see #3 of the Parking Rules)

Parking permits MUST be affixed to the lower left of the front windshield on the inside of the driver's side and be clearly visible from the outside of the vehicle.

Permits behind heavy tint are difficult to see at night. Proper placement of parking permit should avoid unnecessary citations.

IN CONCLUSION: This program may seem complex and burdensome. However, please trust that your Board of Directors and the Property Manager have worked diligently to make it as simple and effective of a program as possible. The Board of Directors' authority and obligation of enforcement of this procedure and all the rules are derived from the Covenants, Conditions and Restrictions (CC&R's). These rules are in accordance with Section 22658.2 of the California Vehicle Code...."

The Board of Directors thanks you for your patience, understanding, and cooperation with this program. Should you have any question, please call the Management Company.

PLEASE NOTE:

While a Notice or citation will be placed on vehicles in violation of association rules, these notices are provided as a courtesy only. The Association or the patrol service will not be responsible should any vehicle be towed for violation of this Policy, whether or not a notice or citation was received on the vehicle.

SIGNATURE: _____ **DATE:** _____
