

BAYSIDE LANDING OWNERS ASSOCIATION VEHICLE REGISTRATION FORM

Return form to: Bayside Landing Owners Association

c/o Vintage Group
24422 Avenida De La Carlota, Suite 450
Laguna Hills, CA 92653
Phone: 949-667-9806
www.vintagegroupre.com
arielle@vintagegroupre.com

In an effort to help monitor vehicles in The Bayside Landing Owners Association, The Board has requested this form be filled out and returned to Management.

PLEASE REMEMBER GUEST PARKING IS ONLY FOR GUESTS OF OWNERS OR LONG TERM TENANTS RESIDING IN THE COMMUNITY. PER YOUR COMMUNITY RULES: NO LESSEES, TENANTS OR RENTERS THAT LEASE OR RENT UNITS WITHIN THE COMMUNITY ON A SHORT TERM BASIS (E.G., FOR A PERIOD OF LESS THAN 30 DAYS) SHALL BE PERMITTED TO PARK IN THE GUEST PARKING SPACES. VIOLATORS WILL BE SUBJECT TO IMMEDIATE TOWING AT THE OWNER'S EXPENSE.

The following information is required:

1. Proof of residency (i.e. utility bill)
2. Proof of identity (i.e. government issued ID)
3. Copy of vehicle registration

All of the following information below is required:

Last Name(s): _____
First Name(s): _____
Home/Cell Phone #: _____
Address: _____

Vehicle One

Vehicle Year: _____
Vehicle Make: _____
Vehicle Model: _____
Vehicle Color: _____
Vehicle License Plate #: _____

Vehicle Two

Vehicle Year: _____
Vehicle Make: _____
Vehicle Model: _____
Vehicle Color: _____
Vehicle License Plate #: _____

Vehicle Three

Vehicle Year: _____
Vehicle Make: _____
Vehicle Model: _____
Vehicle Color: _____
Vehicle License Plate #: _____

Homeowner/Tenant Signature: _____ Date: _____

Homeowner/Tenant Signature: _____ Date: _____

BAYSIDE LANDING OWNERS ASSOCIATION

GARAGES AND PARKING AND VEHICLE REGULATIONS

1. **Declaration.** That Section of the Declaration entitled "**Parking**" contains vehicle, garage and parking restrictions. A summary of the pertinent terms in said Section is stated below. Owners are required to comply with all parking and garage use restrictions set forth herein and the Declaration.

(a) There are 10 parking spaces depicted on Exhibit "C" to the Declaration (as required by the Governmental Approvals, the California Coastal Commission and the City) to be reserved for non-guest, public parking members of the public at large. These public parking spaces may not be used by Owner nor Owner's occupants, renters, tenants or their guests within the Community.

(b) No Owner in the Community shall park, store or keep any vehicle on his/her Home, except wholly within the garage. No such vehicle shall encroach within any sidewalk or any portion of the Streets. Parking in the driveway must be in compliance with all applicable Governmental Approvals and requirements of the Fire Marshall.

(c) No Owner in the Community shall park his/her vehicle in any parking spaces designated and labeled as "Guest Parking Space". The Guest Parking Spaces are for guest parking only. The Community currently has a total of 24 guest parking spaces.

(d) No dune buggy, boat, trailer, or recreational vehicle, mobile home, motor home, van which weighs more than 10,000 pounds, camper shell (whether detached from a vehicle or mounted on a vehicle), nor truck (i) which is larger than one (1) ton capacity or (ii) has a mounted camper shell which protrudes from the truck from either side or beyond the rear gate or above the cab ceiling, may be parked anywhere in the Community unless the Association expressly allows otherwise.

(e) Each Owner shall have the right to use any garage portion of the Owner's Home for parking of automotive vehicle(s) (including cars, passenger vans and trucks) and in the storage of nonhazardous materials and sanitary containers. Garages shall not be converted to any use which prevents its use for vehicular parking of the number of vehicles for which the garage was designed. Each Owner shall at all times keep and maintain in good working condition the automatic garage opener servicing the garage.

(f) No Owner shall conduct major repairs, painting or major restorations of any motor vehicle of any kind whatsoever within his/her garage, Home, or elsewhere in the Community, except for emergency repairs and then only to the extent necessary to enable movement of the vehicle to a proper repair facility.

(g) No car, tent, shack, shed trailer, camper, motor home, boat or structure of any kind shall be used as a Home or dwelling.

2. **Additional Parking Rules.** The rules set forth herein are in addition to the restrictions set forth in the Declaration. Each Owner is responsible for advising the Owner's family, tenants, renters, lessees, licensees, guests, employees or contractors of the parking regulations.

(a) **Coastal Development Attributes.** The California Coastal Commission strives to not restrict public access to coastal amenities. The California Coastal Commission's permit requirements for the design of the Community required open public access, public-only parking and no restrictions for public ingress and egress throughout the Community. As a result, the Community will be subject to members of the public having pedestrian, bicycle and vehicular access throughout the Community.

(b) **Regulation by the Association.** The Association shall be responsible for actively administering, monitoring, and enforcing all of the parking policies set forth herein. The Association shall be required to: (i) ensure sufficient funding for the implementation and enforcement of these parking regulations; (ii) use best efforts to keep accurate records of all occupant and vehicle registration information; (iii) maintain signage indicating that public parking is available on the Streets within the Community pursuant to that Subsection of the Declaration titled "**Public Parking on Streets**"; (iv) implement and enforce the parking restrictions for the Public Parking Spaces and Guest Parking Spaces within the Community; (v) monitor the availability of the Public Parking Spaces and Guest Parking Spaces

BAYSIDE LANDING OWNERS ASSOCIATION

within the Community; (vi) contact local enforcement regarding infractions or need for towing; and (vii) provide the City with all parking information and records necessary to verify the Association's continued monitoring of all parking within the Community, upon request by the City. All rights and obligations of the Association set forth herein may be carried out by the Management Company authorized by the Association.

(c) **Garages.** Garage doors are to be kept closed except when vehicles are entering or exiting the garage. Any windows on the garage doors must be maintained as a window so the Association can inspect and monitor parking within the garage. NO PARKING IS ALLOWED IN FRONT OF ANY GARAGE AT ANY TIME EXCEPT FOR IN THE DRIVEWAY OF ANY DETACHED UNIT, SUBJECT TO COMPLIANCE WITH ALL APPLICABLE GOVERNMENTAL APPROVALS AND REQUIREMENTS OF THE FIRE MARSHALL. TO THE FULLEST EXTENT PERMITTED BY LAW, ANY VEHICLE PARKED INFRONT OF A GARAGE IN VIOLATION OF THE TERMS HEREIN MAY BE TOWED IMMEDIATELY WITHOUT WRITTEN NOTICE TO THE OWNER.

(d) **Vehicle Registration.** Every Owner/Occupant is required to register ALL vehicles with the Association. Any changes to Owner's vehicle(s) such as a new vehicle or a new license plate must be reported to the Association within seventy-two (72) hours. Owners that rent their Unit are responsible for notifying the Association of every Occupant's vehicle information. Owners must comply with any procedures established by any patrol company, which may be retained by the Management Company, to assist with maintaining accurate records on all occupant and vehicle registration information. Such compliance may include, without limitation, adhering to any type of "Safelist" online vehicle registration program.

i. **Guest Parking Spaces.** No vehicle may be parked in a Guest Parking Space for a continuous period of longer than 48 hours. **NO LESSEES, TENANTS OR RENTERS THAT LEASE OR RENT UNITS WITHIN THE COMMUNITY ON A SHORT TERM BASIS (E.G., FOR A PERIOD OF LESS THAN 30 DAYS) SHALL BE PERMITTED TO PARK IN THE GUEST PARKING SPACES.**

(e) **Vehicle Maintenance.** All authorized vehicles and motorcycles within the Community must be operable and possess a current license and registration.

(f) **Noise.** No one shall race engines, honk horns, spin wheels, permit engines to idle excessively or otherwise create unnecessary noise with motor vehicles or the sound and automotive speaker equipment. All motor vehicles must have adequate muffler and exhaust systems.

(g) **Speed and Lights.** All drivers must maintain safe and proper speeds and observe the posted maximum speed while driving in the Community.

(h) **Oil Leaks.** Excessive oil leaks and stains caused by a user's vehicle within the Association Property will be subject to fines and/or the cost of cleanup and repairs. Preventative maintenance of your vehicle will help to alleviate this issue.

(i) **Car Alarms.** Should a car alarm continue to go off, the Association may, at the Owner's expense, hire a locksmith and take whatever action is necessary to stop the noise. Vehicle alarms that do not automatically go off after an interval are not allowed. The arming and/or disarming of vehicle security alarms and other security devices shall not disturb residents of the Community.

(j) **Vehicle Violations and Towing.** Violators of these parking rules will be given one (1) warning notice that will be posted to their vehicle. The vehicle must be moved with a twelve (12) hour period of receiving the notice. A one hundred dollar (\$100.00) fine will be assessed for a second (2nd) occurrence violation. Vehicles will be towed at the Owner's expense for a third (3rd) occurrence violation. The Association is not responsible for any damages that may occur if a vehicle is towed. Notwithstanding the procedures set forth herein, to the fullest extent permissible by law, the Association has the right to have any vehicle in violation of these parking rules towed at the owner's expense without a warning notice, if deemed necessary by the Association under the circumstances.