

**BROADMOOR HUNTINGTON HARBOUR
PARKING RULES AND REGULATIONS**

IMPORTANT NOTICE -- ONLY VEHICLES WHICH FIT INSIDE THE UNIT=S GARAGE ARE ELIGIBLE FOR PARKING DECALS. Before buying a new vehicle, buying a unit, or moving into the complex, be sure each vehicle fits inside your garage.

- 1. Procedures and Guidelines:** The board of directors shall develop, adopt and implement comprehensive procedures, guidelines, and interpretations of the CC&Rs, bylaws, rules and regulations to carry-out and enforce these provisions.
- 2. Speed Limit:** The maximum speed limit on Grimaud Lane is 20 mph. The maximum speed limit on all streets within the condominium complex is 10 mph.
- 3. Fire Lanes:** All Broadmoor streets are Fire Lanes as delineated by red striping. No vehicles shall park in, or encroach into, the fire lanes at any time. Violating vehicles may be ticketed or towed.
- 4. Registration of Resident Vehicles:** Residents must register all vehicles with the association by submitting a Parking Pass Application. Vehicles must be licensed and registered. Eligible vehicles will be issued a parking decal. No resident vehicle without a valid parking decal or parking pass shall park in the condominium complex at any time.
- 5. Assigned Parking Spaces:** Each unit is assigned two parking spaces inside each unit=s garage. Each unit=s first two vehicles must be parked in the unit=s two assigned parking spaces (garage) or on its apron.
- 6. INSIDE Decals:** The unit=s first two vehicles will be issued INSIDE decals and must be parked in the unit=s garage or on its apron. If a unit has three or more vehicles and any of the vehicles fits on the apron, then all three vehicles will be issued INSIDE decals. Vehicles with INSIDE decals may not park in any outside parking space at any time (see exception for RESIDENT passes in #15 below). A vehicle will not be issued an INSIDE parking decal if the garage has storage items which prevents that vehicle from being parked in the garage (unless that vehicle can be parked on the apron).
- 7. OUTSIDE Decals:** Except as provided in Section 6, a unit=s third and fourth vehicle are eligible for OUTSIDE decals, provided such vehicles meet all other parking rules. Limit of two OUTSIDE decals per unit. Vehicles with OUTSIDE decals may park in any of the 122 guest parking spaces. Each vehicle with an outside decal is subject to an annual \$480 fee.
- 8. Grandfathered Oversized Vehicles:** Oversized vehicles registered in the association=s parking database prior to October 2017 are grandfathered and continue to be eligible for an OUTSIDE decal. When a grandfathered vehicle is replaced, the new vehicle must be able to fit inside the unit=s garage.
- 9. Annual Fee for OUTSIDE Vehicles:** Any vehicle with an OUTSIDE decal is subject to an annual fee of \$480 payable in advance. No refunds shall be issued; however, any fee paid will be applied to any new vehicle replacing an old one.
- 10. Garage Modifications and Storage:** Garage modifications from original building plans, room additions, cupboards, cabinets, racks, and storage items which reduce a garage=s parking dimensions will not exempt a vehicle from the requirement that it fit inside or be parked in the unit=s garage.
- 11. Motorcycles:** Two or more motorcycles, mopeds, scooters and similar-sized motor-driven vehicles may constitute **one** inside vehicle, as determined by the board. In order to qualify, the primary space occupied by the motorcycles must be dedicated for such purpose, i.e., the resident must show that an automobile can otherwise park in that space. Qualifying vehicles (i) must be operable, registered in the resident=s name, and have a state-issued license plate, and (ii) the resident must possess a valid California M-1 or M-2 motorcycle license. Motor-driven scooters and bicycles do not qualify as a vehicle. The board may require that motorcycles be registered with the association and parking decals be displayed on that vehicle. Resident motorcycles must be parked inside garages or on the garage apron at all times. No motorcycle shall park in any area not designated for the parking of motor vehicles (e.g. sidewalk or patio).
- 12. Apron Parking:** A vehicle may park on a garage apron if (i) the apron is accessible without damage to adjoining landscape or sprinklers and (ii) no portion of the vehicle extends into the fire lane or over the sides of the apron.
- 13. Greenbelt Parking:** The greenbelts along the interior perimeter walls on Lazare and Tropez Lanes are part of the 122 guest parking spaces. All vehicles must parallel park completely on the grass so that no portion of the vehicle extends into the fire lane.

- 14. Grimaud Lane Parking:** Grimaud Lane is a private street with 22 R-1 single-family residences. Parking along the west or wall-side is prohibited at all times. Parking on the east or R-1 residence-side is restricted to the R-1 residents, their guests and their service personnel.
- 15. RESIDENT Passes:** Each unit is allowed a maximum of four (4) RESIDENT parking passes per month. Resident passes are valid until 10:00AM the following day. Vehicles with a RESIDENT pass may park in any outside parking space.
- 16. GUEST Passes:** All non-resident vehicles must obtain a daily GUEST pass and can park in any outside guest parking space. Guest passes are valid until 10:00AM the following day. Residents may apply for a multiple-day, EXTENDED pass for their guests who are visiting for several days and will be using their vehicles to go in and out on a daily basis.
- 17. SERVICE Passes:** Vendors, contractors, and delivery services must obtain a SERVICE pass. Service passes are valid until 06:00PM on the date of issue.
- 18. Guest Overnight Parking:** Regular, continuous or extended parking of a guest=s vehicle in excess of fourteen (14) times per month may require that the vehicle be added to the unit=s parking pass application and meet all decal eligibility rules, including payment of any applicable fee.
- 19. Non-resident owners:** Non-resident owner=s vehicles will be issued appropriate decals as long as their unit is used as a vacation or second home and is not otherwise occupied by any other person.
- 20. Extended Parking:** No vehicle shall remain parked in the same location in an outside parking space for a period exceeding 72 hours. Violators may be ticketed or towed. Residents may apply for an EXTENDED pass for temporary exceptions (such as an extended out-of-town trip or during home construction which temporarily prevents parking in the garage).
- 21. Oversized, Commercial and Recreational Vehicles:** No motor home, camper, boat, commercial or business truck or automobile, trailer, recreational vehicle of any kind, or similar equipment shall be kept, stored, parked, maintained, constructed or repaired within the common area or in such a manner as to be visible from any neighboring property. Exceptions are allowed for contractors, vendors, service and other commercial vehicles between the hours of 8:00AM and 06:00PM, during emergencies, and for temporary loading and unloading.
- 22. Warehousing; Non-operative Vehicles:** Warehoused and non-operative vehicles are not permitted unless the resident has two or less vehicles and the warehoused or non-operative vehicle is parked in the unit=s garage. Apron parking of warehoused or non-operative vehicles is not permitted.
- 23. Repair of Vehicles:** Restoration or repair work is permitted only inside a unit=s garage.
- 24. Visually offensive vehicles:** The board at its discretion may refuse to issue passes for, and may revoke decals issued to, vehicles determined to be visually offensive to the overall appearance of the complex. Examples include vehicles with severe body damage left in a non-repaired state; vehicles with multiple colors of body panels; vehicles with decals, signs or stickers; offensive signage; and vehicles which leak fluids.
- 25. Tenants and Guests:** Owners are responsible for insuring that their tenants and guests are aware of the parking rules and regulations. Owners are responsible for any fines and penalties imposed for any violations by their tenants and guests. Owners shall notify the association=s management company in writing within 10 days of each change in tenants by completing and submitting an Occupancy Change Form, listing all tenant=s names, and paying a \$100 fee.
- 26. Return of Decals:** Parking decals must be returned by a resident when moving from the community or upon sale or replacement of any vehicle issued a decal. A \$100 fee is assessed for each non-returned decal.
- 27. Parking Violations/Towing:** Owners will be issued a citation and/or letter for the each violation of any parking rule by the unit=s residents and their guests. Any subsequent parking violation is subject to a hearing and an assessment of a fine up to \$100. Owners are responsible for any fines imposed due to violations by their tenants or guests. Any vehicle parked in violation of the rules or without a valid parking decal or guest pass may be fined and/or towed at the vehicle owner=s expense. Continued violations or non-payment of fines may result in vehicle access being denied to residents or their guests and recreational area privileges suspended. Parking violations are also subject to citation by the City of H.B.
- 28. Registration Requirements:** Vehicles must be registered to the Broadmoor residence address. If not, proof of Broadmoor residency is required for each vehicle owner. Such documents must bear the vehicle owner=s name and show the Broadmoor address, including (i) property deed, (ii) mortgage bill, (iii) property tax bill, (iv) utility bill, (v) auto insurance, (vi) employment documents, (vii) tax return, (viii) voter registration, etc.