

LAKE FOREST II VEHICLE RULES

The Lake Forest II Master Declaration gives the Board of Directors the power to interpret the restrictions concerning trucks, recreational vehicles, boats, trailers, etc., and to adopt, from time to time, rules which implement and interpret those restrictions. The Board initially adopted and published rules which implemented and interpreted, to a degree, the restrictions. The Board has now decided to revise and re-issue the Rules.

The full statement of the Rules adopted in accordance with Sections 3.02(F) and 5.06(A) of the Master Declaration is as follows:

I. VEHICLE CODE AS RULE

The Association will apply and enforce some of the provisions of the California State Vehicle Code for regulating the use of Lake Forest II common areas which are developed and operated as "private streets."

II. SPEED LIMIT

- A. The maximum speed limit, unless otherwise posted, on all Lake Forest II Association private streets shall be 25 miles per hour.
- B. The maximum speed limit within the Lake Forest II Clubhouse parking area shall be 25 miles per hour.
- C. All cars must follow the directional arrows in the Clubhouse parking lot.

III. PARKING

- A. Double parking is not allowed on any Association private streets or Clubhouse property.
- B. Vehicles stopped or parked upon the roadway when there are adjacent curbs shall be stopped or parked within 18 inches of the right-hand curb. Right-hand parallel parking is required unless otherwise posted.
- C. Parking on the sidewalk or curb is prohibited. Vehicles cannot overhang the sidewalk at any time.
- D. Parking is not permitted within 15 feet of a fire hydrant or red zone.
- E. Parking in designated "Handicapped Parking" areas without proper plates or placards are prohibited.
- F. Parking in a direction opposite to that in which the traffic normally moves is prohibited.
- G. Student parking on posted private streets is prohibited. The vehicle may be subject to towing after two (2) parking citations for the same vehicle have been issued.
- H. No vehicle may be parked as to impede access by any other vehicle or pedestrian into or out of any street, private driveway, walkway, or cul-de-sac, (this includes one's own driveway).
- I. Parking is not permitted on unpaved areas, either public or private.
- J. No vehicle maintenance or repair work is permitted on public or private streets, except for emergency repair, (i.e. changing a flat tire, or repairing a dead battery. Oil changes are not considered an emergency repair. No repair, maintenance or restoration of any vehicle, other than for emergency repair, may be conducted on the Lake Forest II properties, except within an enclosed garage, provided such activity is not undertaken as a business, and provided that such activity may be prohibited entirely if the Board determines that it constitutes a nuisance.
- K. Any vehicle in a state of serious disrepair or deterioration, as determined at the sole discretion of the board, so as to cause an eyesore or nuisance which is visible from neighboring properties is not permitted. Vehicles in disrepair may show lack in proper maintenance, such as leaking oil, radiator or other fluids. They may also have dents, tears in the metal, broken glass, loose parts (such as fenders, bumpers or side mirrors), or missing parts. If there is a presence of rust in obvious locations, if there is exterior paint degradation or there are homemade parts or additions, then the car is considered in disrepair.
- L. If the vehicle leaks oil, a temporary use of an oil pan is allowed if it is removed from view when the car is in use. At no time is cardboard or other materials allowed to be used as an oil pan.
- M. Parking is allowed on both sides of the street when the width of the street is a minimum of 36 feet. Parking

is allowed on one side only of private streets and cul-de-sacs that are a minimum of 28 feet wide.

- N. Parking is not permitted on private streets and cul-de-sacs listed below, as they are less than 28 feet wide:
 - 1. Eucalyptus Lane: two locations (both at street median planter).
 - 2. Intersection of Heartwood Circle and Trailview Terrace (street median planter).
 - 3. Intersection of Sleepy Hollow and Ironbark (street median planter).
 - 4. Wandering Lane at Shade Tree Lane (street median planter).
- O. When using a car cover, the cover must be a commercially purchased auto cover which fits the size of the vehicle. Tarps and sheets are not allowed. The car cover must be replaced when it is torn or faded.
- P. Vehicles parked on public or private streets with advertising or For Sale signs on or resting in the vehicle are not permitted.
- Q. An unattended vehicle supported by jacks, jack stands, wood blocks or other means poses a serious safety hazard and is not permitted.
- R. Vehicles that are parked in the driveway or on the street must be kept clean and free of debris at all times.

IV. STORED, ABANDONED, INOPERABLE, AND ILLEGALLY PARKED VEHICLES

No vehicle, trailer, vessel, structure or object of any kind may be stored, abandoned or illegally parked upon and common areas, restricted common areas, or streets (public or private). Any such vehicle or object may be removed, impounded or towed from Association property, including private streets, by an agent of the Lake Forest II Master Homeowners Association who is authorized to perform such duties by the Board of Directors; provided, however, that said agent has determined to the best of his/her ability that such a vehicle or object is parked illegally, abandoned or is being stored, and that reasonable attempts to have the owner remove said vehicle or object have been unsuccessful, and provided further that the applicable provisions of the California Vehicle Code have been complied with in any towing, removal or impounding. If a vehicle is cited for being parked in one location on the street for more than 72 hours, to avoid additional citations, fines or the possibly being towed, the vehicle must be moved a minimum of seventy-five (75) feet from where the car was originally cited.

V. PROHIBITED TRUCKS, COMMERCIAL / WORK VEHICLES, AND RECREATIONAL VEHICLES

Section 3.02(F) of the Master Declaration, as amended, states in substance that no mobile home, trailer of any kind, truck camper, boat, recreational vehicle, permanent tent, or similar structure shall be kept, placed, maintained, constructed, reconstructed, or repaired upon any property or street (public or private) within or adjacent to any single-family area in such a manner as to be visible from neighboring property; provided, however, that the provisions of this Paragraph shall not apply to emergency vehicle repairs, or temporary construction shelters or facilities maintained during and used exclusively in improvements approved by the Master Architectural Committee.

In addition to the vehicles prohibited in Section 3.02 of the Master Declaration, as amended, the following vehicles also shall not be kept, placed, maintained, constructed, or repaired upon any property or street (public or private) within or adjacent to any single-family area in such a manner as to be visible from neighboring property:

A. RECREATION VEHICLES / TRAILERS

- 1. All travel / utility trailers; motorhomes, mini-motorhomes, boats, or any similar vehicle shall not be permitted upon the properties, except for a specific period of time provided a permit issued in advance from the Association, as provided in Section VII.
- 2. Vehicles with 'pop-out' extensions cannot extend beyond width of the vehicle when on street side. If 'pop-out' is extended over parkway or lawn, it may not block or extend over the sidewalk.
- 3. The following vehicles are permitted: non-commercial standard passenger vehicles, including automobiles, passenger vans, designed to accommodate ten (10) or fewer people, motorcycles, and pickup trucks having a manufacturer's rating or payload capacity of one (1) ton or less.

B. COMMERCIAL / WORK VEHICLES

Because of the proliferation of commercial vehicles parked within the planned community of Lake Forest II Master Homeowners Association, and in recognition of the increasing number of complaints from the members

concerning the parking of commercial vehicles within the community streets and properties, the Board of Directors has undertaken a review of the CC&R's and, in consultation with its Attorney and Management, has promulgated the following changes to its Parking Policy.

1. Purpose: In furtherance of the purpose of the recorded Declaration of Covenants, Conditions and Restrictions to enhance and protect the value, desirability and attractiveness of the properties, the Board of Directors of Lake Forest II Master Homeowners Association does hereby set forth and implement the policy for dealing with the parking and storage of commercial vehicles within Lake Forest II Master Homeowners Association. This policy interprets and explains Section 3.02(F) and other provisions of the Master Declaration for Lake Forest II Master Homeowners Association.
2. Commercial /Work Vehicles: No owner shall park, store, or keep within the properties (whether public or private) any commercial / work vehicle which is visible to neighboring property.
3. In determining whether a vehicle is a commercial / work vehicle, the Board may look to the following factors:
 - a. Modification of the vehicle from stock for commercial / work use or purpose.
 - i. The installation of one or more racks to the vehicle, e.g., pipe, glass, and/or tool racks.
 - ii. The addition of doors, drawers and bins used for storage of parts and tools. An exception may be made of Commercial tool/equipment storage bins, drawers and cabinets with doors, which do not exceed the width of the truck bed, nor the height of the lower edge of the rear cab window, as long as it is maintained in a neat, attractive and well-cared-for manner and condition and as long as all parts and tools are fully enclosed in drawers or shut behind doors.
 - iii. Equipment mounted or carried (either permanently or temporarily) on the vehicle, e.g., air compressor, welding equipment, generator, ladders, etc.
 - iv. Installation of hydraulic lifts, gates, cranes, hoists, etc.
 - v. The addition and use of signs and/or advertising are only allowed on either the driver and passenger front doors OR the driver and passenger back doors (not all four doors) of the vehicle. The addition of fences, bordered beds, side stakes or the like, to retain supplies, equipment, tools, goods or other commercial uses.
 - vi. The installation of vacuums, motorized brushes or other special purpose, or special equipment, e.g., street sweepers, carpet clearing, lawn/garden spraying, window/screen clearing and fabrication.
 - b. Vehicle Use
 - i. The regular storage of equipment, goods, products, materials, tools or the like on the vehicle so as to be visible from adjacent lots, community property, or the street(s) within the Lake Forest II Master Homeowners Association.
 - ii. The vehicle is clearly used for industrial, commercial, trade, professional or business purposes.
 - iii. Ladder racks must be kept clear of ladders and all other trade equipment or materials at all times. All ladders or trade equipment that has been removed must be stored in the garage or out of view of neighboring properties.
 - iv. Military Vehicle: Any military vehicle, foreign or domestic, whether currently in military service, used in a commercial enterprise, or for recreational or passenger use, shall be deemed a commercial vehicle for purposes of the Lake Forest II Master Homeowners Association Vehicle Rules.
 - v. State of California designation as a commercial vehicle.
 - vi. Visibility of vehicle from residential lots and common areas.
 - vii. Adverse impact, if any, upon neighbors and community.
4. Any equipment, installed over the height of the top of the truck bed, including such things as racks

that extend further forward than the rear of the cab may be permitted, provided that they are kept free of material and debris.

C. OTHER PROHIBITED VEHICLES

The driving of off-road motor vehicles on the Association streets is prohibited. The term "off-road motor vehicles" shall include, but not be limited to, dirt bikes, go carts, motorized scooters, mini-bikes, mini-choppers, pocket bikes, motor-driven cycles, motorized bicycles, golf carts, or similar vehicles not licensed nor intended for driving on public streets.

VI. TOWING

Illegally parked vehicles, inoperable vehicles that are parked on private streets, vehicles with expired license plates, vehicles parked or stored in violation of these Vehicle Rules or the Association's CC&R's, or vehicles that do not have the required parking permit, may be subject to towing after the vehicle has received multiple tickets for exceeding the maximum allotted parking time of 72-hours. Vehicles will be towed after 96-hours. Once a vehicle is ticketed for being parked in one location on the street for more than 72 hours, the vehicle must be moved a minimum of seventy-five (75) feet from where the car was cited.

In accordance with California Vehicle Code section 22658.2, any vehicle parked along a red curb, within 15 feet of a fire hydrant, in a parking space designated for handicapped without proper authority, or in a manner that interferes with an entrance to, or exit from, the Common Area facilities or blocking an owner's driveway shall be subject to towing at the owner's expense.

VII. TEMPORARY PARKING PERMITS (RECREATIONAL VEHICLES / UTILITY & TRAVEL TRAILERS)

A. This policy supersedes all previous policies for the issuing of temporary parking permits for recreational vehicle parking.

1. All temporary parking permits will be issued at the Sun & Sail Clubhouse or on-line.
2. A log shall be maintained of all parking permits issued.
3. Each permit issued will contain all required information.
4. The permit must be displayed in such a manner that it will be visible from the street-side of the vehicle for which it is issued.
5. Only one permit will be issued at a time to the homeowner/resident.
6. A permit is required for a homeowner/resident to park a recreational vehicle in front of his/her property for duration of more than one hour.

The following permits are allowed:

Four (4) 1-day permits per month

Two (2) 2-day permits per year

Three (3) 4-day permits per year

One (1) 5-day permit per year

7. Permits will not be allowed to be accumulated or consecutive. If vehicle is there for more than one hour without a permit, a citation or violation letter will be written.
8. Permits issued for recreational vehicles to be parked on public streets within the Association are subject the City of Lake Forest's Parking Ordinance. It is the permit holder's responsibility to contact the City to obtain the City's current RV parking policy.

VIII. WAIVERS

Upon application by a homeowner/resident, temporary waivers of the above rules may be granted for special circumstances on a case-by-case basis. The procedure to request a waiver is as follows:

- A. When a situation arises which is temporary in nature and which causes a serious hardship for the resident to comply with the preceding rules, then a request for a waiver may be submitted to the General Manager for approval.
- B. If a waiver is granted, the permit must be picked up at the Sun & Sail Club. The permit will bear all the

information as stated in Section VII-A.3. The area marked 'Waiver' will be initialed by the General Manager. The date of the approval will also be indicated.

- C. No more than one (1) waiver permit will be issued during a calendar year. The maximum duration of the waiver will be fourteen (14) days.
- D. The Association shall maintain a log of all waiver permits issued. The log shall contain all relevant information submitted in the request for the issuance of the waiver permit.
- E. In accordance with City of Lake Forest Ordinances, waivers will not be granted for recreational vehicles parked on public streets. A permit issued by the Association for recreational vehicle parking does not relieve an Owner from compliance with City parking ordinances regarding RV parking, and is only a waiver to the Association's Vehicle Rules and CC&R's. It is the owner's responsibility to ensure compliance with the City's RV parking ordinances.