

## **SEA RIDGE CONDOMINIUM ASSOCIATION VEHICLE, STREET, AND PARKING RULES**

Sea Ridge streets are private and are subject to our CC&Rs, Bylaws and Parking Rules, as well as the California Vehicle Code. Please read these rules carefully. All Sea Ridge residents are subject to these rules, and homeowners who have rented their property are responsible for ensuring their tenants understand and comply with these rules. In addition, any homeowner or tenant having visitors are responsible for their guest's compliance.

### **PATROL COMPANY**

The Association has spent a considerable amount of time investigating the parking issues in the community. In order to address the challenges posed by the limited availability of parking spaces, Sea Ridge has adopted the following parking rules and employs Patrol Masters for contracted patrol services.

In addition to providing patrol services, Patrol Masters enforces the Sea Ridge Parking rules and issues and tracks Parking Permits. Residents may also call Patrol Masters to report problems at the clubhouse or pool. Residents observing damage to units or Common Area, dumping of construction or hazardous materials, trespassing, vehicular violations, etc., are strongly encouraged to contact the Orange County Sheriff's Department immediately.

### **REGISTRATION OF VEHICLES**

**Sea Ridge residents MUST register ALL of their vehicles to be parked on Sea Ridge property with Sea Ridge HOA and Patrol Masters, regardless of whether they are to be parked inside the garage or on the street.** Each unit has two garage spaces. **Each garage space is intended to be occupied by a vehicle and may not be converted to any other purpose, i.e., storage, living space, office space, music room, weight room, game room, etc. Any garage shelving or cabinetry must not hinder the ability to park two vehicles in the garage. Two vehicles must be registered and assigned for garage parking (red decal) before outside parking permits for additional vehicles (blue decal) will be issued.** Any vehicle parked on Sea Ridge streets between the hours of 12:00 midnight and 6:00 a.m. must be safe-listed or display a blue outside parking decal or Disabled Placard/License Plate with either a Red or Blue decal. Any vehicles parked overnight on Sea Ridge property and failing to meet one of these two criteria will be cited by Patrol Masters. If a vehicle receives a third violation within a rolling six (6) month period and the vehicle is registered to a Sea Ridge resident, they will be fined \$20.00. The fine amount will escalate \$20.00 with each successive violation. Fines will be billed by the association. If the vehicle is NOT registered to a Sea Ridge resident, it will be towed at owner's expense on the third violation. Vehicles displaying a Disabled Placard/License Plate are not subject to these restrictions, however, they are still required to register their vehicle to obtain a Blue or Red parking decal.

To apply for an outside parking permit for an additional vehicle, residents must submit photographs showing the inside of their garage with their two assigned vehicles parked inside. In the case of an oversized vehicle, pictures must be submitted showing why the vehicle will not fit. In ALL cases, an outside parking permit will not be issued if the garage has been altered in any way that prohibits the parking of two vehicles. Keep in mind that not being able to walk around your vehicle easily is not a justification for street parking. If deemed necessary, the homeowner/tenant may have to pay for a garage inspection by Patrol Masters or the HOA.

### **IMPORTANT TIPS**

- Vehicles parked in the garage require a red parking decal. They must be registered with Sea Ridge HOA and Patrol Masters and identified as the vehicles assigned for garage parking.

- All resident vehicles parked on-site and outside a garage on a regular, ongoing basis require a blue parking decal issued by Patrol Masters.
- Blue parking decals for street parking will only be issued when the resident has provided proof that all garage spaces are being used appropriately, except in the case of over-sized vehicles and vehicles displaying a Disabled Placard/License Plate with either a Red or Blue decal.
- Blue outside parking decals will be renewed on an annual basis for the calendar year.
- Each decal is serialized and issued to a specific vehicle. Decals must be affixed to the proper vehicle inside the left front window.
- Motorcycles are recognized as vehicles. Over 500cc
- Vehicles displaying a Disabled Placard/License Plate are still required to be registered, regardless of whether parked inside or outside of the garage and display a decal.
- Lost or stolen permits will be replaced at no charge. However, permits revoked or reported as lost or stolen will immediately be HOTLISTED and any vehicle displaying them will be subject to tow at owner's expense.
- Outside parking decals may be revoked at any time at the discretion of the Sea Ridge board if the circumstances that allowed issuance change.
- Homeowners having tenants that violate the parking requirements will also be subject to fines by the Sea Ridge HOA board to be billed by the association up to \$250 per month.

## **REGISTRATION PROCEDURES**

To register your vehicles and designate which vehicles will be parked in your garage, contact Seabreeze Property Management at 949-855-1800 and Patrol Masters 877-648-0602. Forms can be located on the Searidge.info website.

### **APPLICATION FOR OUTSIDE PARKING PERMIT**

If any vehicle in a household requires an outside parking decal, Patrol Masters will need the following information after 2 Red inside garage decals are approved:

1. Copy of CURRENT vehicle registration.
2. Completed application form available from Patrol Masters or the Sea Ridge web site.
3. Documentation that proves the resident lives on site, i.e., utility bill, grant deed, etc.
4. Letter from the homeowner giving permission for the tenant to obtain a parking decal (if applicable).
5. License plate number.
6. The following vehicle types are NOT eligible for outside parking decals:
  - Vehicles out of current registration.
  - Vehicles registered as non-operating.
  - Registered vehicles that are not street legal (off road vehicles).
  - Commercial vehicles.
  - Recreational vehicles, including but not limited to boats, jet skis, kayaks or any type of trailer.

### **STREET PARKING PERMIT FEES**

A monthly fee is billed by the Association according to the number of Blue parking decals issued. Decals will be revoked after payment is delinquent thirty (30) days.

- First and Second Street Parking Decals fee is \$20.00 per month per permit
- Third and Fourth Street Parking Decals fee is \$40.00 per month per permit

- Fifth and Sixth Street Parking Decals fee is \$60.00 per month per permit
- Seven vehicles or more, Street Parking Decals fee is \$80.00 per month per permit

### SAFE-LISTING VEHICLES

**Residents** are limited to 45 safe-listings in any consecutive rolling six (6) month period. The patrol company will not authorize safe listing for more than ten (10) consecutive days. Special authorization to safe list beyond 10 days must be obtained by calling Seabreeze Management. Parking on streets exceeding 45 days in any six (6) month period, will require a street parking decal and applicable fees.

You can obtain a safe-list confirmation number by using the online safe-listing tool on the Patrolmasters.[com](http://www.patrolmasters.com) web site or by calling 877-648-0602. The confirmation number should be placed on the guest's driver's side dash. You will need the following information when you contact Patrol Masters

- Resident's name
- Address
- Vehicle description
- Vehicle license plate
- Number of days requested to be safe listed

### PROHIBITED VEHICLES

No boats or campers, commercial-type vehicles are allowed to be maintained in the community. A commercial-type vehicle is defined as any vehicle with outside toolboxes, ladders, pipe, racks, and/or displaying logos, company names, phone numbers cloaked or uncloaked, flatbed trucks or any vehicle over 1 ton. Only internal utility boxes for personal use are permitted.

### PROHIBITED ACTIVITIES

No vehicle or boat shall be constructed or repaired in the community, including the street. However, minor repairs may be done inside closed garages.

### STREET PARKING

Our streets are used as Fire Lanes and must be kept available for use by emergency vehicles. Street parking is permitted in marked parking spaces only. Parallel parking in marked spaces must be with the passenger side adjacent to the curb and within the painted lines. Parking at an angle or parking in opposition to the line of traffic is not permitted. Parking is not permitted in front of garage doors, in cul-de-sacs or in courts, as these are defined as fire lanes.

Street parking of attended vehicles in front of condominium garages (Fire Lanes) is permitted for guest and resident vehicles to briefly load and unload only. As an exception, the three identified residences with extended driveways may utilize the driveways for parking. Only two vehicles are to be parked on these driveways at any one time.

Residents and their guests may park their vehicles in designated parking spaces during the hours of 6:00 A.M. to 11:59 P.M. Decals or safe listing is not required during these hours.

***Moving Vans or trucks with commercial lettering*** may be safe-listed and parked in designated parking spaces up to 48-hours for residents moving in or out of homes.

***Motor homes, campers and boats*** may be safe-listed and parked for up to 15-hours in designated parking spaces to prepare for use by residents and guests. This category of safe-list is limited to two 15-hour safe-lists per seven-day period unless approved in advance.

**Vendors & Contractors** and their sub-contractors, whether hired by the homeowner or the association, are required to use designated parking where available. Vendors should make every effort to unload needed items and move the vehicle to guest parking while work is in progress. Should vendors find it necessary to park in front of a condominium garage, they must display a commercial sign on their vehicle. As an alternative, a notification may be placed on the front dash that is clearly visible to an emergency vehicle operator, police, and/or patrol company patrolman. Residents may also safe-list their contractors.

**Disabled Placards/License Plates:** Vehicles displaying a valid state issued **Disability Placard or License Plate** may park on the Association's private streets without regard to garaged vehicle status. Proper paperwork must accompany the placard with the resident's information. However, all such vehicles must be registered with Patrol Masters and the HOA, park legally, not impede traffic or park in a fire lane and display a Blue or Red parking decal.

**Street Vehicle Storage** is not permitted. This includes vehicles that have been registered and have a current parking decal. Any vehicle not moved within a seven-day period is subject to citation, fine and towing at the owner's expense, and the outside parking decal may be revoked.

**Car covers** are permitted with the provision that they are in good condition, i.e., clean and free of tears, stains, etc. The parking permit and license plate must be visible.

#### **ENFORCEMENT – FINES AND TOWING**

**To reiterate, the following** are the procedures that will be implemented when vehicles are observed violating Sea Ridge CC&Rs, Bylaws, Parking Rules or the California Vehicle Code:

- **FIRST WARNING NOTICE**—a vehicle observed in violation will receive a first warning citation placed under the vehicle wiper blade.
- **SECOND WARNING NOTICE**—the same vehicle receiving a second violation will receive a second warning citation placed under the vehicle wiper blade.
- **THIRD VIOLATION**—**vehicles that are registered to Sea Ridge residents will be fined \$20.00 per citation.** Vehicles NOT registered to Sea Ridge WILL be towed at the owner's expense, without further written warning.
- **FOURTH—and subsequent violations** by Sea Ridge registered vehicles will receive fines on an escalating \$20.00 scale per occurrence.

***Note: Any vehicle which is blocking a fire hydrant, not parked in a designated, marked parking spot, or which constitutes a safety or health hazard, or is an abandoned vehicle, will be towed immediately without warning!***