

NOTICE

DATE: October 20, 2017

TO: Members of Broadmoor Huntington Harbour Community Association

FROM: Broadmoor Huntington Harbour Community Association Board of Directors

RE: Notice of Adopted Rule Change

Pursuant to Civil Code Section 4360, a proposed revision to the Rules and Regulations was mailed to the membership for the required 30-day review period and after considering the feedback of the membership, the new rule was adopted and approved at the October 18, 2017 meeting and the changes became effective on October 19, 2017.

This new rule is in addition to all other existing association parking rules:

Parking rule:

Effective October 19, 2017, only vehicles which fit inside the resident's garage will be eligible for either an INSIDE or OUTSIDE parking decal. An "oversized" vehicle will no longer be issued a parking decal or permitted to park in the complex. The resident must demonstrate that each vehicle can fit inside their garage.

Grandfathered vehicles: Oversized vehicles currently registered in the association's parking database as of October 18, 2017, continue to be eligible for a parking decal, subject to all other provisions of the CC&Rs and the parking rules.

BROADMOOR HUNTINGTON HARBOUR PARKING RULES AND REGULATIONS

NOTICE: Effective October 19, 2017 only vehicles which fit inside the unit's garage are eligible for parking decals!!! Before buying a new vehicle, buying a unit in Broadmoor, or moving into the complex, be sure your vehicle fits inside your garage. Oversized vehicles may no longer park in the complex.

1. **Procedures and Guidelines:** The board of directors shall develop, adopt and implement comprehensive procedures, guidelines, definitions and interpretations of the CC&Rs, bylaws, and rules and regulations to carry-out and enforce these provisions.
2. **Speed Limit:** The maximum speed limit on Grimaud Lane is 15 mph. The maximum speed limit on all streets within the condominium complex is 10 mph.
3. **Fire Lanes:** All streets within the condominium complex are deemed Fire Lanes by the City of Huntington Beach. As set forth in the original recorded tract plans, the streets encompass the pebbled concrete surfaces **and** the two red-brick stamped concrete borders on both sides. No vehicles shall be parked in the fire lanes at any time. No portion of any vehicle may extend into the fire lanes, including the red-brick borders. The City of Huntington Beach Police Department will ticket and/or tow any vehicle that intrudes into a fire lane.
4. **Registration of Resident Vehicles:** All resident's must register all vehicles with the association and obtain a vehicle parking decal for each vehicle. No resident vehicle without a valid parking decal or parking pass shall be parked within the Broadmoor condominium complex at any time.
5. **Assigned Parking Spaces:** Each unit is assigned two parking spaces inside each unit's garage. Each resident's first two vehicles must be parked in the unit's two assigned parking spaces (garage) or on its apron.
6. **Parking Decals:** Effective October 19, 2017, only resident vehicles which fit inside the resident's garage are eligible for a parking decal. The first two vehicles will be issued "inside" decals and must be parked in the unit's garage or on its apron. A resident's third vehicle which can be parked either diagonally or straight-in on the unit's apron will also be issued an "inside" decal. Vehicles with inside decals may not park in any outside parking space at any time (see exceptions in Section 8 and Section 15). 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 unit's apron).
7. **"Outside" Decals and Parking:** Except as provided in Section 6, an "outside" decal will be issued for a resident's third and fourth vehicle, provided such vehicle meets all other parking rules. Limit of two outside decals per unit. Vehicles with outside decals may park in any of the 122 outside parking spaces.
8. **Grandfathered/Oversized Vehicles:** A resident's oversized vehicle registered in the association's parking database prior to October 19, 2017 will continue to be eligible for an outside decal after physical verification that, due to the original plan dimensions of the garage, such vehicle will not fit in the unit's garage or on the apron, provided such oversized vehicle meets all other parking rules. Garages were originally built to accommodate two vehicles and it is presumed that any vehicle under 220 inches in length and 78 inches in height will fit inside a garage. Non-factory additions (such as roof carrier racks, towing hitches, non-standard sized tires and axles, camper shells or extensions, etc.) will not exempt a vehicle from the requirement that it be parked in the unit's garage or on the apron.
9. **Annual Fee for Non-compliant Vehicles:** Any resident's vehicle that cannot be parked in the unit's assigned garage parking spaces or on its apron and qualifies for an outside decal under Rule 7 or 8 will be subject to an annual fee of up to \$480 payable in advance. The association currently is not assessing this fee.
10. **Garage Modifications and Storage:** Garage modifications from original building plans, room additions, built-in cupboards or cabinets, racks, and storage items which reduce a garage's parking dimensions will not exempt a vehicle from the requirement that it be parked in the unit's garage.
11. **Motorcycles:** Two or more motorcycles will constitute only **one** vehicle for purposes of meeting the "two vehicles in each garage" requirement. In order to qualify as the equivalent of one inside vehicle, the parking of two motorcycles must be shown to be the primary purpose for the space occupied by the motorcycles, i.e., the resident must show that a vehicle can otherwise park in the garage space occupied by the two motorcycles. Qualifying motorcycles: (i) must be operable, (ii) must be currently registered to the resident with the California DMV, (iii) must meet the California Vehicle Code definition of a "motorcycle" (i.e., motor size of at least 150cc's), and (iv) the resident must possess a valid California M-1 motorcycle license. The board may require that motorcycles be registered with the association and registration decals be displayed on that vehicle. Motor-bikes, mopeds, motor-driven cycles, scooters and electric bicycles do not qualify as a vehicle. Resident motorcycles must be parked inside garages or on the garage

apron at all times (unless issued an outside decal). No motorcycle shall be parked in any area not designated for the parking of motor vehicles (i.e. sidewalk, patio, etc.).

12. **Apron Parking:** Each driveway apron is defined by the stamped concrete pad which extends from a unit's garage entrance to the outer edge of the red two-brick concrete border of the street. Any vehicle may park on a driveway apron if (i) the apron is accessible without damage to adjoining landscape or sprinklers and (ii) no portion of the vehicle extends into or over the fire lane or the sides of the apron.
13. **Green-belt Parking:** The green-belts along the interior perimeter walls on Lazare and Tropez Lanes are authorized parking areas for vehicles with outside decals or guest passes. All vehicles must parallel park completely on the grass so that no portion of the vehicle extends over or intrudes into the fire lane.
14. **Grimaud Lane Parking:** Grimaud Lane is a private street. Parking along the west or wall side is prohibited at any time. 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:** A resident may be issued a temporary outside resident pass up to four (4) time per month for all vehicles driven by that resident (for example, a rental car).
16. **Guest Passes:** Non-resident vehicles must obtain a daily guest pass and can park in any outside parking space.
17. **Guest Overnight Parking:** Overnight parking of guest vehicles is limited to four (4) times per month unless a temporary exception is made by the board. Any regular, continuous or extended overnight parking of a guest's vehicle may require registration of that vehicle with the association, application for a registration decal and payment of any applicable fee.
18. **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.
19. **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. The board may grant a temporary exception upon prior written request (for example, extended out-of-town trip or during home construction which temporarily prevents parking in the garage).
20. **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 8:00 a.m. and 10:00 p.m., during emergencies, and for temporary loading and unloading. Prohibited vehicles also include any vehicle which exceeds 232 inches in length or 78 inches in height, any vehicle with more than two axles, and any vehicle with more than two wheels per axle.
21. **Warehousing of Vehicles:** Warehousing of vehicles is not permitted unless the resident has two or less vehicles (including the warehoused vehicle) and such warehoused vehicle is parked in the resident's garage. Apron parking of warehoused vehicles is not permitted.
22. **Repair of Vehicles:** Restoration or repair work on resident vehicles is permitted only within the confines of a unit's garage.
23. **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 numerous decals, signs or stickers; offensive signage; and vehicles which leak fluids.
24. **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 30 days of each change in tenants by completing and submitting an Occupancy Change Form, listing all tenant's names, and paying a \$100 fee.
25. **Return of Decals:** Parking decals must be returned by a resident when moving from the community or upon replacement of any vehicle that had been issued a decal. Failure to do so will result in a \$100 assessment against the homeowner for each decal not returned.
26. **Parking Violations/Towing:** Owners will be issued a citation and/or letter for the each violation of any parking rule by a unit's residents or 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 registration 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 Huntington Beach.