

4/22/2014



Dear **Summer Place** Residents,

The Association has spent a considerable amount of time investigating the parking issues in the community. The Board has collected input from homeowners that represent views in support of, and against the current parking rules. It is the consensus of the Board of Directors and Management that there is limited available parking. This problem remains a high priority.

To relieve this problem in a fair manner, your Board of Directors has decided to renew the current resident permit program as of **June 1, 2014** and now allow Safelisting by Address for guest parking. Although the Safelisting program is very similar to the current programs there are changes, so please read this letter entirely. ALL PAST SAFELISTS WILL BE VOID AFTER 6/01/14.

PATROL ONE has been charged with the enforcement of the association parking rules in general and specifically to issue and track resident permits and guest safelists.

It is the Board's obligation to enforce the rules and CC&R's, and in doing so, they have drafted the following supplemental procedures:

WHAT NEEDS A RESIDENT PERMIT?

All resident vehicles parked outside a garage at Summer Place.

Residents must register a vehicle for all of their possible garage spaces prior to being issued a permit authorizing them to park in common area parking. Garage vehicles do not require a permit.

HOW DOES THIS PROGRAM WORK?

All parking, other than garage, is common area parking.

Residents may not park in common area parking stalls without displaying a valid permit between the hours of midnight and 6:00am.

All guest vehicles must display a valid temporary safelist to be parked in common area between midnight and 6:00am. See attached "Safelisting by Address" document to set up your guest safelisting profile. If you did not receive an activation document you must contact the Management Company for your activation code.

NOTES AND PROCEDURES:

1. Vehicles parked in the garage DO NOT require a Parking Permit.
2. Residents who solely park in their garage will not need to participate in the resident permit program.
3. Parking Permits for resident vehicles will only be issued when the resident has first provided information which indicates he / she has used their two garage spaces to park properly registered, street legal vehicles, and therefore needs a permit for an additional vehicle. **There will be a maximum of one parking permit for each qualified household.**
4. Any household with special situations requiring an additional permit must present their situation directly to the Board for approval.
5. Residents delinquent with their monthly assessments will not qualify for resident parking permits or guest safelisting privileges. Residents who fall behind on monthly dues are subject to having permit and safelisting privileges suspended or revoked.

If any vehicle in a household requires a Parking Permit, Patrol One will need the following paperwork:

1. *Completed application. (Please see attached)*
2. *A Copy of applicant's Driver's License for each vehicle submitted (three total). A one to one relationship is required (except for oversized vehicles).*
3. *Documentation that proves each applicant lives onsite. "**One of the following is required**"*
 - a. Current vehicle registration with resident name and address onsite.
 - b. Utility bill (no cell phone bills are accepted) showing name of resident and onsite address.
 - c. California Drivers License showing onsite address.
 - d. Lease agreement showing name of resident and onsite address.
4. *Complete copies of all current vehicle registrations showing resident's name. **If the vehicle is new, a copy of the sales contract or temporary registration is required.***
5. *If you have a company vehicle, you will need to provide the following:*
 - a. Letter on company letterhead showing resident name and authority to have care custody and control of vehicle.
 - b. Current vehicle registration is also required.
6. *A check made payable to the Association in the amount of \$150.00 for each permit. Renewals will be required every 2 years.*

IMPORTANT: If a new or replacement permit is requested in the future, Patrol One will need the resident to submit copies of ALL vehicle registrations along with a new permit application. This is MANDATORY.

In determining whether or not a permit may be issued, the following vehicle types are NOT acceptable as legitimately garaged vehicles:

- Motorcycles, less than 1000 cc.
- Vehicles out of current registration.
- Vehicles with current registration but registered as non-operating.
- Vehicles which are registered but not street legal (off road vehicles).
- Commercial vehicles (see definitions in this document).
- Recreational vehicles (see definitions in this document).

Patrol One will accept registrations of a non-resident if supporting documents show the reason for an offsite address. For example:

1. Company vehicle (include something on company letterhead so stating).
2. Contract or other supporting documents for a “caregiver,” nurse, nanny, etc.
3. A letter from the registered vehicle owner explaining why the resident has a vehicle not registered to the resident. For example: A letter from a grandparent authorizing a grandchild to use their car.
4. Statement that the vehicle owner is soon to be a permanent resident.

Oversized Vehicles:

The association requires a garage inspection of all cases where the resident contends the their vehicle does not fit into the garage. Patrol One will provide a garage inspection for \$25.00 per inspection. The resident must call Patrol One and schedule an appointment for such inspection. The resident will pay the Patrol One officer \$25.00 in cash or check at the time the officer arrives.

1. The fee for the appointment is due whether the vehicle passes or does not.
2. The association requires the vehicle fit “safely” in the garage, not necessarily comfortably.
3. Garages that have been modified so as to preclude the safe parking of a vehicle will not be granted a Parking Permit.
4. All vehicles must be present at the time of the garage inspection.

Commercial vehicles will NOT be issued parking permits.

Commercial vehicles are defined as but not limited to vehicles having any of the following attributes:

1. Over 1 ton
2. More than two axles
3. Vans or buses designed to carry more than 10 persons

Recreational vehicles will NOT be issued parking permits.

Recreational vehicles are defined as but not limited to vehicles like the following:

1. Motor homes
2. Personal watercraft
3. Trailers of all types

4. Unlicensed vehicles
5. Boats
6. Cab-over campers

All Parking Permits will be serialized Patrol One decals.

Receiving a Parking Permit does not guarantee or reserve a parking space for an individual. Outside parking spaces are limited in number and are available on a “first-come” basis.

CAN I ROTATE MY PERMIT WITH MY GARAGE VEHICLES?

No, each decal is assigned to a specific resident vehicle.

HOW DO I GET A PERMIT OR ARRANGE FOR A GARAGE INSPECTION?

Residents MUST provide the paperwork to:

PATROL ONE

630 S. Grand Ave, Suite 101

Santa Ana, CA 92705

Attn: Fallon Paquette 714.541.0999 X5008 (Office) 714.541.0990 (Fax)

IMPORTANT: Don't forget to designate which vehicle(s) will be garaged and which will be parked outside.

To be valid, your permit MUST be affixed to the inside, **rear window, lower driver's corner** and be clearly visible from outside the vehicle.

If you have **heavy tinting or a convertible**, the permit needs to be affixed to the inside, **front window, lower driver's corner** and be clearly visible from the outside of the vehicle. Permits behind heavy tint are difficult to see at night and this should avoid an unnecessary citation.

LOST or **STOLEN** permits will be replaced by PATROL ONE at a cost of \$50.00 (to the Association). Those reported to be lost or stolen will immediately be **HOTLISTED** and any vehicle displaying them will be subject to immediate tow.

HOW TO USE THE NEW GUEST SAFELISTING BY ADDRESS PROGRAM

All addresses will need to set up their own guest safelisting profile online or through the Community Manager using their unique activation code (see attached “Safelisting by Address” document).

Any guest vehicle parked on the property in common area parking between the hours of 0000-0600 hrs (Midnight to 6:00 am) needs to be safelisted.

Once you have your safelisting profile completed, if you have a guest staying between **midnight 12:00am – 6:00 am**, you need to either safelist your guest vehicle ON-LINE by visiting our website www.patrol-one.com and enter your

email address and password at the top right corner of the home page, or you may call us at any of the following numbers to access your safelisting profile by phone:

SAFELISTING PROCESS: (if you elect to call) **714.541.0999** or **949.367.8055**

1. Resident calls Patrol One (anytime, 24 hours a day).
2. Operator asks for:
 - a. Resident's email and password
 - b. Resident's name.
 - c. Address.
 - d. Vehicle description.
 - e. Vehicle license plate.
 - f. Number of days requested to be safelisted.
 - g. The caller will receive a confirmation number and be asked to place it on their guest's dash.

Each address is allowed a maximum of (7) overnights for guest vehicles in a (90) day rolling window.

If your GUEST is staying longer than the maximum allowed days, you **MUST** request a variance through the Board.

Receiving a Safelist confirmation does not guarantee or reserve a parking space for an individual. Common area parking spaces are limited in number and are available on a "first-come" basis.

WHEN WILL THIS PROGRAM START?

The enforcement of this new procedure will begin on **June 1, 2014**. Please be sure to contact Patrol One in advance if you qualify for a permit or have an oversized vehicle that requires a garage inspection.

IN CONCLUSION:

This program may seem complex and burdensome to you. Please trust that your Board, the Property Manager and PATROL ONE have worked diligently to make this program as simple and effective as possible. The Board of Directors' authority and obligation of enforcement of this procedure is derived from the covenants, conditions and restrictions. These rules are in accordance with section 22658 of the California Vehicle Code...." To this end, the Board has approved the parking amendments as written above.

The Board of Directors thanks you for your patience, understanding and anticipated cooperation with this program. Should you have any questions, please call your Management Company or Patrol One.

PLEASE NOTE: While a notice or citation will be placed on vehicles in violation of association rules, these notices are provided as a courtesy only. The Association or Patrol One will not be responsible should any vehicle be towed for violation of this Policy, whether or not a notice or citation was received.

REQUEST FOR PARKING PERMIT FOR SUMMER PLACE

All items in this application must be completed in full. Failure to complete every line of this form completely will result in denial of the application. Any untruthful statements made on this application will result in forfeiture of parking privileges. Permits are only available for cars beyond what your garage can hold. Copies of DMV registrations for ALL vehicles are required to be submitted.

Number of Permits Requested: [] 1

Unit Owner's Name: _____

Resident's Name (if not the owner): _____

Address: _____, San Clemente, CA

Day Phone: (____) _____ Evening Phone: (____) _____

1) I REPRESENT THAT THE FOLLOWING VEHICLE(S) WILL BE PARKED IN MY GARAGE:

Make: _____ Model: _____ Color: _____ State/Lic.: _____

Make: _____ Model: _____ Color: _____ State/Lic.: _____

2) I HEREBY REQUEST PARKING PERMIT FOR THE FOLLOWING VEHICLE:

Make: _____ Model: _____ Color: _____ State/Lic.: _____

The undersigned Resident does hereby attest that the statements made on this application are true and accurate, and agrees to be bound to all of the terms and provisions set forth on this Application and the attached Parking Permit Agreement. The undersigned Owner further acknowledges that they have read and understand all of the Association's parking rules and regulations and agree to follow them, and that any illegally parked vehicle may be towed as provided by law.

Dated: _____ Signed: _____

Name (Printed): _____

Should you have questions, please feel free to call Patrol One at:

714.541.0999 or 949.367.8055 or 951.354.0999

Or, visit our website at:

www.patrol-one.com

Thank you for working with us to provide a quality parking program for all the residents of Summer Place.

Sincerely,
Patrol One

Passionate about Parking Since 1990

PARKING PERMIT AGREEMENT

Resident hereby agrees that any vehicle operator shall abide by all Association rules, the CC&Rs and all applicable parking and traffic laws at all times while any permitted vehicle is within the common area of the Association.

Resident further agrees to release and indemnify, defend, and hold harmless **Summer Place** (the "Association"), its directors, attorneys, officers and managing agents, and each of their insurers, from any and all claims, rights, actions, debts, demands, damages, losses, liabilities, costs and expenses (including, without limitation, attorney's fees and costs) of any nature whatsoever, known or unknown, material or immaterial, suspected or claimed, hereafter becoming known, or accrued or accruing as a result of the parking and/or operation of any vehicle upon Association property, except such damages or injury resulting from the sole negligence or willful misconduct of the Association.

With regard to all matters herein released by this Agreement, Resident hereby voluntarily and expressly waives any and all rights under Section 1542 of the California Civil Code, which provides as follows:

“A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the Release, which if known by him must have materially affected his settlement with the debtor.”

Any claim for property damage or bodily injury resulting from use of a vehicle granted a Parking Permit herein which is alleged to have resulted from the sole negligence or willful misconduct of the Association must be accompanied by a police report. Resident agrees to have all such disputes involving this Agreement, or the parking of a permitted vehicle upon the Association's Common Area, determined by binding arbitration, according to the rules established by the Judicial Arbitration and Mediation Service (JAMS), and expressly waives the right to a jury or court trial.

The signature of any one Resident on the Parking Permit Application binds all owners, residents and guests of the subject unit. In the event that arbitration is pursued, then all costs incurred by the prevailing party in preparation for, or attendance at, the arbitration must be paid by the non-prevailing party.