
AUBURN COMMUNITY ASSOCIATION

DATE APRIL 2014

TO: AUBURN HOMEOWNERS

FROM: SCOTT ADAM, COMMUNITY MANAGER

RE: ADOPTED PARKING RULE

Dear Auburn Resident,

A rule change notice regarding a "Parking Rule" and a "Permit Parking Rule" was recently mailed to the membership for your review and comment. The Board of Directors reviewed and considered your comments during the Board meeting held on April 1, 2014. After careful review and consideration, the proposed Parking Rule was adopted. There was one small change made that was accidentally omitted in the initial mailing for review and comment. The Talmadge cul-de-sac has been added to page 2 of the rule under "Parking Areas."

Should you have any questions please don't hesitate to contact me via phone at (949) 450-0202 or via email at sadam@actionlife.com. I am in the office Monday through Friday, 9:00 a.m. to 5:00 p.m.

Thank you,
On Behalf of the Board of Directors

Scott Adam

Scott Adam
Community Manager

Parking Rule Adopted April 1, 2014

Background. Paragraph 2.5.4 of the Auburn Covenants, Conditions and Restrictions (CC&Rs) states, inter alia, that the Association “shall adopt reasonable rules and regulations regarding the parking of vehicles along the private streets and/or otherwise within Auburn which are not in conflict with existing law.” This Rule, in compliance with the above noted requirement, establishes “parking” and “no parking” areas within Auburn, describes the allowable use of “parking” areas along Auburn’s private streets, and authorizes enforcement activities in furtherance of the requirements of this Rule and the Auburn CC&Rs.

During overnight hours (defined as 7:00 p.m. to 7:00 a.m.) vehicles parked in certain parking locations must display a valid Auburn parking permit or be "safe-listed". Please refer to the separate On-Street Parking Permit Rule for detailed information regarding parking permit and safe-listing requirements during overnight hours.

The Auburn Community Association owns, and is responsible for the maintenance of the following streets:

- Lockford – entire street
- Hayward – entire street
- Talmadge – between Olivehurst and Lockford

These streets are recognized by the City of Irvine as California Vehicle Code (CVC) enforceable.

Olivehurst is owned by the Northpark Maintenance Association. Parking along Olivehurst is not within the scope of this Rule; however Auburn owners are urged to abide by this Rule with regard to their parking along Olivehurst.

Rule Application.

- This Rule includes the above listed streets and all adjoining courtyards and cul-de-sacs. The courtyards adjoining Olivehurst are also within the purview of this Rule. Courtyards are defined by the extent of their paving block surface.
- This Rule applies to both resident owners and tenants, and to their family members, guests, contractors and other invitees.

Rule Purpose. This Rule provides the following for use by Auburn resident-owners and renters, their guests, and commercial entities providing services within Auburn:

- Summary of the Auburn CC&R vehicle and vehicle parking requirements
- Description of the application of the Auburn CC&R vehicle parking requirements within Auburn
- Vehicle parking enforcement procedures within Auburn

Vehicle Categories. The Auburn CC&Rs describe two types of vehicles:

- Authorized Vehicles – standard passenger vehicles including automobiles, passenger vans (maximum accommodations for 10 people), motor cycles, and pickup trucks having a manufacturer’s rating or payload capacity of one (1) ton or less.
- Prohibited Vehicles – recreational vehicles, commercial vehicles, buses, larger vans, vehicles with more than two axles, trailers, inoperable vehicles, or any other vehicle not classified as an Authorized Vehicle. A commercial vehicle is defined as a vehicle that is registered with the DMV as a commercial vehicle.

Vehicles qualifying in both categories are presumed to be “Prohibited Vehicles”. Additional descriptive detail with regard to vehicle categorization is contained in Auburn CC&R paragraphs 2.5.1 and 2.5.2. Clarifications as to the vehicle category for a specific vehicle shall be addressed to the Community Manager for consideration by the Auburn Community Association (ACA) Board of Directors (the Board).

Parking Areas.

- The following areas within Auburn are no parking areas:
 - Courtyards
 - Cul-de-sacs at the east and west ends of Lockford, and the cul-de-sac located north of Talmadge between Lockford and Olivehurst – all three are signed, at their entrances, as No Parking
 - Marked Fire Lanes – all Fire Lanes have proper signage per California Vehicle Code Section 22500.1 (1)
 - Within 15 feet of all fire hydrants
 - Alongside curb sections, not described above, which have red painted curbs
 - Driveway, courtyard, and street entrances to cul-de-sacs as described above
- The following areas within Auburn are authorized parking areas:
 - Garages that are part of each condominium – space for two authorized four wheel vehicles must be maintained and used for primary parking by each condominium owner. Vehicle repairs and restoration work may be conducted in the garage when the door is closed. (Auburn CC&R paragraph 2.5.3) Prohibited vehicles may be parked in condominium garages with the garage door closed, so long as their presence does not otherwise violate CC&R provisions. (Auburn CC&R paragraph 2.5.2)
 - Driveways of sufficient length to allow a parked vehicle to not encroach into any space above pedestrian sidewalks.
 - Adjacent to all curb space not described above as a no parking area – parkers are encouraged to park in a manner that will maximize the available parking spaces

Stored Vehicles. No vehicle may be parked in an on-street authorized parking area for more than 72 hours. Any vehicle parked in the same on-street authorized parking space for more than 72 hours is considered to be a stored vehicle, and enforcement

action, as described below, will be authorized by the Board (CVC 22651(k)). The 72 hour restriction is prominently posted at all Northpark vehicle entrance gates.

Disabled Parking. There is no requirement that any authorized on-street parking space be marked as Disabled Parking. However, the Board may authorize Disabled Parking space(s) in on-street authorized parking areas. Board authorized Disabled Parking space shall be marked per CVC 22511.7, and their use will be governed per CVC 22511.5. Authorized users of Disabled Parking space(s) may use all such Disabled Parking spaces on a first-come, first-served basis.

Exceptions.

- Prohibited commercial vehicles may be parked on Auburn streets in authorized parking areas subject to the following requirements:
 - The vehicle owner/operator is providing a service to an owner-resident or renter, or is providing a service to the community under contract to the Auburn Community Association, during the period the vehicle is occupying an authorized parking space; e.g., deliveries of a kitchen appliance, plumbing repairs are being accomplished, etc., or
 - The parked vehicle is present between 7:00 AM and 7:00 PM weekdays, or 9:00 AM and 6:00 PM on Saturdays only, and at no time on Sunday
 - The parked vehicle may be present outside of the hours enumerated immediately above if they are attending to an emergency situation; e.g., a water leak
- Vehicles may be briefly parked in courtyards for purposes of unloading/loading, or while providing a commercial service to the owner-resident or renter. However, when vehicles are parked in a courtyard they shall be attended at all times, and be readily moved to accommodate a request from adjacent condominium owner-residents or renters or in an emergency situation (e.g., a fire).

Enforcement. On-street parking violations shall be enforced as follows:

- On-street parking violation in a no parking area as defined herein.
 - Patrol company citation (this is also the initial violation written warning required by Auburn CC&R paragraph 2.5.4), and
 - Notification to Irvine Police Department of the CVC violation which may result in an Irvine Police Department citation and potential towing at the discretion of the Irvine Police Department (CVC 22651 (e)) or by the Association.
- On-street parking violation that blocks entry into courtyards and cul-de-sacs from an Auburn owned street:
 - Patrol company citation (this is also the initial violation written warning required by Auburn CC&R paragraph 2.5.4), and
 - Notification to Irvine Police Department of the CVC violation which may result in an Irvine Police Department citation, and
 - Potential towing at the discretion of the Irvine Police Department (CVC 22651 (d)) or the Association.

- Prohibited Vehicle parking violations in an authorized on-street parking area:
 - Patrol company citation (this is also the initial violation written warning required by Auburn CC&R paragraph 2.5.4), and
 - Attendant to a second violation for the same vehicle, the Association will cause towing of the vehicle.
- Courtyard parking violations:
 - These violations concern unattended vehicles parked in any Auburn courtyard, and not affecting garage access by a neighboring resident
 - Patrol company citation (this is also the initial violation written warning required by Auburn CC&R paragraph 2.5.4),
 - Attendant to a third violation for the same vehicle, the Association will effect immediate towing of the vehicle.
- Cul-de-sac curb parking violations (curbs marked as Fire Lanes) not affecting garage access:
 - These violations concern unattended vehicles parked curbside in any Auburn cul-de-sac, and not affecting garage access
 - Patrol company citation (this is also the initial violation written warning required by Auburn CC&R paragraph 2.5.4),
 - Attendant to a third violation for the same vehicle, the Association will effect immediate towing of the vehicle.
- Courtyard or cul-de-sac parking violation that blocks access to any neighboring garage:
 - This section applies to unattended vehicles parked in any Auburn courtyard
 - Patrol company citation (this is also the initial violation written warning required by Auburn CC&R paragraph 2.5.4),
 - If after reasonable attempts to locate the owner of the vehicle and achieving vehicle movement to an authorized parking location, the Association will effect immediate towing of the vehicle.
- On-street parking of a Stored Vehicle as defined herein:
 - The Patrol company will be alert for vehicles that may qualify as Stored Vehicles, and will take actions to determine when a 72 hour period without vehicle movement has occurred
 - Upon determination that a vehicle is a Stored Vehicle, the Patrol company will issue a citation, and advise the Auburn Community Manager as to the identity, location, and period of time the Stored Vehicle has been stationary
 - The Association will authorize the towing of Stored Vehicle, and will comply with the applicable provisions CVC 22658.2
 - Note - a Stored Vehicle in a no parking area may have been previously cited by the Irvine Police Department, but not yet towed (see “On-street parking violation in a no parking area” section above)