

Rules and Regulations
Edgewater Isle Master Association

EDGWATER ISLE MASTER ASSOCIATION

PARKING RULES:

Any vehicle in violation of these Rules is subject to towing at the vehicle owner's expense. Non-residential owners are responsible for ensuring that their tenants receive a copy of these rules. All residents are responsible for ensuring that their guests comply with these rules.

Parking in Fire Lanes and Other Non-Designated Areas

Parking is permitted in designated area only. Vehicles parked in areas that are not designated as parking areas (e.g. in fire lanes, in front of fire hydrants, blocking in/out access) may restrict the movement of emergency vehicles and thus a "clear and present danger" as well as insurance liability. These vehicles will be towed without notice at the owner's expense to protect life and property.

Temporary Parking

Temporary parking for the purpose of delivery and pickup of goods will be allowed only so long as someone is in attendance of the vehicle at all times and for a maximum of four (4) hours only.

Abandoned Vehicles

Any vehicle abandoned in any parking space within Edgewater Isle will be tagged and, if not removed within 96 hours, will be towed. Vehicles that are unlicensed or that show an expired registration tag are considered abandoned.

Recreational and Commercial Vehicles

The following vehicles may not be parked in any parking space within Edgewater Isle without prior written permission:

- any trailer or recreational vehicle (boat, off road vehicle, water craft, camper, etc.)
- any commercial vehicle larger than 3/4 ton pickup without attachments

Limited space for parking recreational vehicles in the RV lot is available to owners and residents on a first-come, first-served basis. Residents and owners may apply for a parking space in the RV lot by contacting the Master Association management company. There is a monthly fee for this lot, which is billed to and paid by the owner of the unit for the entire calendar year in advance.

Deeded ("Reserved") Parking Spaces

Deeded ("reserved") parking spaces are restricted common area for the exclusive use of the unit to which they are deeded. Deeded ("reserved") parking spaces shall be used for parking vehicles only.

- Any vehicle may be immediately towed if parked in another resident's deeded ("reserved") parking space. The assigned user of the space shall be responsible for having the offending vehicle removed at the expense of the vehicle owner.

- Deeded ("reserved") parking spaces shall not be used for parking or storing boats, trailers, or non-mobile vehicle of any description. (See also "Recreational Vehicles" section above.)
- Abandoned vehicle are not permitted in any parking space. (See also "Abandoned Vehicles" section above.)
- Any vehicle parked in a deeded ("reserved") parking space shall be in a state of good repair and shall not convey an appearance of neglect or abandonment. If at any time is the opinion of the Master Association Board of management, the physical appearance standards, it must be removed, or it will be towed at the vehicle owner's expense.
- Deeded ("reserved") parking spaces must be kept free of oil, grease, and debris. This is the responsibility of the unit owner/resident.

Visitor Parking

Parking spaces marked "Visitor" are reserved for guests only. Any vehicle parked in ANY Visitor parking space for more than three (3) nights per calendar month will be subject to towing at the vehicle owner's expense.

For purpose of these parking rules, *three (3) nights per calendar month* shall be defined as identification of the vehicle during the "overnight period" (midnight to 6 a.m.) on any three (3) nights during the calendar month.

Visitor to Edgewater Isle who intent to visit for periods in excess of three (3) nights per calendar month are required to obtain a temporary parking permit from the Master Association management company, who can issue a temporary parking permit valid for no more than 30 days. Temporary permits for longer periods must be approved by the Board.

- It is the responsibility of Edgewater Isle residents to request permits or provide notification by calling the Master Association management company during regular business hours.
- When the management company receives a request or notification, it will create a temporary permit (which shall include an expiration date), and forward it to the requesting party for posting on the visitor's vehicle.
- If a temporary permit is issued, it shall be placed on the left-hand side of the vehicle.

Failure to comply with Visitor Parking Rules will result in the visitor's vehicle to be tagged and towed at vehicle owner's expense.

Sound Wall Parking

Additional parking is available for both residents and visitors in the spaces on Vista Del Mar along the Highway 92 sounds wall. However vehicles may not be stored in these parking spaces. A vehicle shall be considered "stored" if it remains unmoved for period longer than 72 hours. Stored vehicles will be tagged and, if not removed within 96 hours, will be towed.

Use of Parking Spaces

All parking spaces may only be used for parking vehicles. If any other uses are desired, prior approval is required. For example, if a resident needs to have a container, dumpster, landscaping supplies, etc delivered, please contact the Edgewater Isle MASTER Association Manager so the Association can arrange to have plywood placed at the location prior to delivery. This is to help prevent damage and costly repairs to the streets.

Towing Summary

Below is a summary of the towing procedures for easy reference. All vehicles towed are solely at the owner's expense:

- (1) *Fire Lanes:* Vehicles parked in Fire Lanes or non-designated areas causing a "clear and present danger" are subject to immediate towing without notice.
- (2) *Pickup/Delivery:* Vehicles parked "temporarily" for delivery and/or pickup of goods for more than four (4) hours or are not attended may be towed
- (3) *Abandoned Vehicles:* Will be tagged and, if not removed within 96 hours, will be towed.
- (4) *Recreational & Commercial Vehicles:* may not be parked in any space within Edgewater (excluding the RV lot) without written permission or they will be subject to towing.
- (5) *Deeded/Reserved:* Spaces are for the exclusive use of the unit to which they are deeded. Any other vehicles parked in these spaces may be towed immediately without notice.
- (6) *Visitor Parking:* Spaces marked "Visitor" with a posted sign stating "Visitor Only". Residents Subject to Immediate Tow" are for guests only. Any other vehicle parked (with or without a permit) in these spaces may be towed immediately without notice.
- (7) *Other Parking:* Vehicles parked in Visitor Parking (without the "Visitor Only. Residents Subject to Immediate Tow" sign) are subject to the following notice and tow procedure:
 - a. In any calendar month, a vehicle found parked in visitor's parking three (3) or more consecutive or non-consecutive days will receive a notice on the 3rd day of such occurrence.
 - b. If the vehicle is found parked in any visitors parking space on a fourth day, another notice will be posted.
 - c. If the vehicle is found parked in any visitors' parking space, on a fifth day another notice will be posted. This will be the FINAL notice.
 - d. If the vehicle is found parked in any visitors parking space on a sixth day, the vehicle will be tagged and towed.
- (8) *Permits:* Vehicles with a valid residential or temporary permit are allowed to park in Visitor Parking, except where restricted by a "Visitor Only. Residential Subject to Immediate Tow" sign. Otherwise, cars with a residential or temporary permit are subject to towing as per #1-8 above.

Residential Parking Sticker Program - Master Association

A parking sticker program is available to residents who require an extra parking space and who meet the eligibility requirements below. A monthly fee is billed to the owner of the unit as described in the Program Feature below. If you need an additional parking space and believe that you qualify according to the eligibility requirements below, contact the Master Association management company for a registration form.

Parking stickers are listed on an annual basis during the month of December for the coming year. The Master Association management company must receive completed applications before December 1st, and eligibility must be confirmed during the month of December, in order to be considered for a sticker for the coming year. Applications received on or after December 1st, or for which eligibility cannot be confirmed during the month of December, will not be considered for a sticker unless stickers remain for their section of the complex after all eligible applications have been received before December 1st have been accommodated, but may be added to the waiting list for their section of the complex if one exists.

Parking Stickers Program Features

- A maximum of fifty (50) parking stickers will be issued for the entire complex allocated between North units, South units, Senior Apartments in proportion to the number of units in each of these sections (224 units, 100 units, and 92 units respectively, or 27 stickers North, 12 stickers South, and 11 stickers Senior). The Senior Apartments will be responsible for allocating their own stickers. The Master Board will allocate all others.
- No more than one sticker per unit will be issued
- Residents with stickers will be allowed to park in Visitor parking without penalty, except where restricted by posted sign. Residents with stickers may not park in Visitor spaces posted with a "Visitor Only. Residents Subject to Immediate Tow" sign, and are subject to immediate tow at the vehicle owner's expense.
- The parking stickers are not transferable and are a revocable privilege.
- A fee of \$15 per month (or any portion of a month) will be charged to the owner of the unit for the parking sticker. The fee will be invoiced monthly, and will be due and payable on the 1st day of the month. Payments not received within 30 days of the due date are subject to a \$10 per month late fee. If the owner becomes 60 days delinquent in the payment of the monthly fee, the parking sticker will be revoked.
- If the applicant is a tenant, s/he must submit written authorization from the owner of the unit allowing that this fee be billed monthly to the owner's account. An application from a tenant is not considered complete without this written authorization.
- The parking sticker must be clearly visible and affixed to the left hand side of the rear bumper.
- To cancel a parking sticker and stop monthly billing, the parking sticker user must notify the Master Association management company, in writing, of the date of sticker cancellation and the sticker number, and return the old sticker will not be stopped until the old sticker has been returned to the Master Association management company.

Parking Sticker Program Eligibility Requirements

- There must be more vehicles registered to the unit than the number of parking spaces (including garage spaces) assigned to that unit.
- Proof of residence at Edgewater Isle must be supplied for each vehicle (i.e. copy of DMV vehicle registration, or employment by the registered owner of a resident of Edgewater Isle), and for each licensed driver if that is part of the applicable priority assignment criteria (i.e. copy of drivers license).
- Inspection of the unit's garage by the Master Board of the management company must be allowed to verify that it is being used as a garage for an operating vehicle register to that unit (and not for storage, workshop, exercise room, storage room, etc.) Contact the Master Association management company to make arrangements for this inspection.

Parking Sticker Lottery Program and Priority Assignment Criteria

If more eligible applications are received during the annual application process for any section on the complex than there are stickers, priority assignments will be made for the section (and a waiting list maintained for that section) according to the following priority assignment criteria.

Priority 1) Two bedroom units with only one assignment parking space (including garage space), more than one vehicle registered to this address, and more than one

Priority 2) One bedroom units with only one assigned parking space (including garage space), more than two vehicles registered to this address, and more than two licensed drivers at this address.

Priority 3) Three bedroom units with only two assigned parking spaces (including garage space), more than two vehicles registered to this address, and more than two licensed drivers at this address.

Priority 4) Two bedroom units with only two assigned parking spaces (including garage space), more than two vehicles registered to this address, and more than two licensed drivers at this address.

Priority 5) Any unit with more registered vehicles than assigned parking spaces (including garage spaces).

When working through the criteria above, if there are insufficient remaining stickers to accommodate all eligible application within the highest priority category, priority assignments within that category will be determined on a lottery basis (e.g. names drawn from a hat).

Waiting List:

If there are more eligible applications than there are stickers for any section of the complex, a waiting list will be maintained for that section. Should a previously assigned sticker for that section become available before the next annual application process, it will be assigned according to the above priority assignment criteria.