

11. **Lighting on Residence Exteriors.** Each Owner is solely responsible for maintaining the Exterior Lighting Fixtures located on Owner's Home, as applicable. Owners acknowledge that the Exterior Lighting Fixtures are connected to the electrical meter for the Residence and that the electricity needed to operate the Exterior Lighting Fixtures is supplied by the Owner's Home.
12. **Other Responsibilities.** Each Owner whose Home utilizes a sewer system lateral is responsible for the maintenance and repair of the portion of the lateral lying in the boundaries of the Unit.
1. **Repair, Maintenance and Restoration.** No Person may repair, maintain or restore any vehicle in the Community, unless the work is conducted in the garage with the garage door closed (if proper venting can be provided for safety purposes). However, no person may carry on in any portion of the Community any vehicle repair, maintenance, or restoration business.

PARKING AND VEHICLE RESTRICTIONS

1. **Restricted Vehicles.** No Restricted Vehicle (including commercial vehicles) may be parked, stored, or kept in the Community except for periods of two (2) hours or less in any twenty-four (24) hour period during loading, unloading, or emergency repairs. However, a Resident may park a Restricted Vehicle in the garage if the garage door is kept closed and the presence of the Restricted Vehicle does not prevent the Owner from parking the Owner's other Authorized Vehicles in the garage at the same time. (See CC&R section 2.19.1 for definitions of the term Restricted Vehicle.)
2. **Authorized Vehicles.** An "Authorized Vehicle" is an automobile, a passenger van that is designed to accommodate ten (10) or fewer people, a motorcycle, or a pickup truck having a manufacturer's rating or payload capacity of one (1) ton or less. The Association has the power to identify additional vehicles as Authorized Vehicles in the Rules and Regulations in order to adapt this restriction to other types of vehicles that are not listed above.
3. **Garage Parking; Permitted Uses.** Each Owner shall ensure the garage remains open and available to accommodate at least the two (2) Authorized Vehicles for which it was originally constructed by the developer. The garages shall be used for parking of two (2) Authorized Vehicles and storage of personal property only, provided that no Person may store personal property except to the extent that the Authorized Vehicles owned or operated by the Owner and the other Residents of the Home can be parked in the garage at the same time up to its original design capacity. No garage may be used for any dwelling, commercial, recreational, or other purpose. Garage doors must be kept closed except as necessary for entry or exit of vehicles or persons or to conduct activity in the garage (which may be further restricted by the Board pursuant to Section 2.19.5 of the CC&Rs). The Association shall have the right to inspect any garage interior, with reasonable notice, to determine if an Owner or Resident is violating Section 2.19.2(b) of the CC&Rs or Rules and Regulations governing parking.
4. **Unit Driveways.** If an Authorized Vehicle will not fit in a garage, it may be parked in the driveway of the Unit, if any, provided that the driveway is at least seventeen (17) feet in length and further provided that the parked vehicle does not encroach onto the sidewalk or into the Private Street or Motor Court. Vehicles may not be parked, stored, or left unattended in driveways less than seventeen (17) feet in length except as reasonably necessary for loading and unloading of passengers or property, or as necessary for emergency repairs.
5. **Association Property Parking Spaces.** On-street parking in the Community is limited to the spaces located in the Private Streets (collectively, "Association Property Parking Spaces" or "Guest Parking Spaces"). All Association Property Parking Spaces are designated for guest parking, including those spaces marked as handicap. Residents may temporarily use an Association Property Parking Space for up to 2 hours at a time for garage reorganizing purposes, loading and unloading, clubhouse visits (including gym, swimming pool and pickleball) and while visiting another Resident. Association Property Parking Spaces are unreserved and unassigned, and are available on a strict first come, first-served basis. In no

event may any of the Association Property Parking Spaces be used for long-term parking or permanent storage of any vehicle or other personal property.

6. **Parking Program/Safelisting.** The CC&Rs grant the Association Board authority to establish a temporary parking permit program to allow residents and invitees to park overnight in the Association Property Parking spaces for limited periods of time. (See CC&R section 2.19.2(f).) The Association understands the developer made some representations that street parking for a particular vehicle (such as a third vehicle or oversized vehicle) might be permissible within the community. However, in actuality the developer-drafted CC&Rs expressly prohibit long term parking in the Association Property Parking Spaces. The Association further understands the developer issued instructions to parking patrol on safelisting some resident vehicles, establishing a process whereby residents could request safelist status from the parking patrol vendor for a third vehicle or oversize vehicle. As of July 2021, there are 18 such vehicles safelisted, permitting those vehicles to park overnight on the Association's private streets without limit. Effective October 1, 2021, the safelist program and restrictions described below apply to all vehicles, guests, and residents alike. Every home is limited to 20 overnight vehicle safelists in a ninety (90) day period. Any vehicle parked overnight that is not safelisted in accordance with the procedures below is parked in violation of the Association's parking restrictions and is subject to tow. Residents can request, in writing, a hardship exemption from the Board from the 20 overnight vehicle safelist in a ninety (90) day period limit. Any such hardship request must be in writing, be limited to a specific vehicle and include supporting paperwork demonstrating the hardship. Owners who claim they were previously granted approval by the Association and/or the developer to park a particular vehicle overnight in an Association Property Parking Space, and wish to continue to do so, can request Board approval for the same via this hardship exemption request procedure. Any such request should include facts tending to establish ongoing detrimental reliance on the developer's representations. As a general matter, the Association does not anticipate granting hardship exemptions where the sole basis for the requested hardship is that the Owner purchased or acquired a car too big to fit in the garage or driveway. However, the decision on whether or not to grant a hardship exemption, and if granted the duration of the same, shall be subject to the Board's sole discretion. The Board shall review and consider such requests on a case-by-case basis and decide based on the particular information and details of the requesting Owner. The Board will consider hardship requests in executive session. The hardship exemption process is not intended for residents seeking a disability accommodation. Requests for disability accommodations will be treated separately and considered in accordance with Federal and State law. See the Disability Accommodation section at the end of these Rules below for information on the process for requesting a disability accommodation. If the basis for your hardship request is a disability, submit a disability accommodation request, not a hardship request.
7. **Motor Courts.** The Motor Courts are fire lanes. No vehicle of any kind may be parked in any Motor Court for any period of time. Any vehicles parked in the Motor Courts are subject to towing. When present in a Motor Court, stopped vehicles must be positioned or moved so that they do not interfere with Association maintenance or normal use of the Motor Court by other Owners, Residents, or visitors.
8. **Repair, Maintenance and Restoration.** No Person may repair, maintain or restore any vehicle in the Community, unless the work is conducted in the garage with the garage door closed (if proper venting can be provided for safety purposes). However, no person may carry on in any portion of the Community any vehicle repair, maintenance, or restoration business.
9. **Towing.** Vehicles parked in violation of these Rules, or any other Association governing document provision are subject to immediate tow.

GUEST PARKING SPACES AND REGISTRATION

1. Guest Parking Spaces are available for temporary parking by invitees of Residents. All open/guest parking spaces are available on a first-come, first-served basis and may not be reserved. Vehicles that are parked in guest parking spaces at any time during the hours between midnight and 6:00a.m. must be safelisted.

2. Owners/Occupants shall be responsible for ensuring that their guests or invitees are advised of the parking rules and safelisting. The Association shall not be responsible for any vehicles which may be towed as the result of an Owner/Occupant's failure to comply with this obligation.
3. To safelist guest vehicles for overnight parking refer to the notes and procedures below.

PATROL ONE has been contracted to issue and monitor guest safelists and to enforce the parking rules specified in the CC&Rs and Parking Rules. The following is a description of the process for safelisting vehicles. The safelist program will be enforced from midnight to 6:00 a.m. Rules and enforcement parameters are subject to change over time.

WHAT GUEST VEHICLES NEED TO BE SAFELISTED?

All vehicles parked in an Association Property Parking Space at any time between the hours of midnight and 6:00 a.m. need to be safelisted by a Resident. This means that the Resident must provide PATROL ONE with information about the vehicle by telephone or website, so that it will not be in violation nor cited and/or towed. The procedures for safelisting a vehicle is described later in this document.

Vehicles parked in an Association Property Parking Space between 6:00 a.m. and midnight do not need to be safelisted but are still required to comply with the Association parking restrictions and subject to immediate tow if parked in violation of the parking restriction.

SAFELISTING VEHICLES – NOTES AND PROCEDURES

1. Procedure for Setting Up a Profile with Patrol One

- a. All Residents must set up a profile with PATROL ONE before they can safelist a vehicle. This process is done only once.
- b. To setup a profile online, Residents are to contact Management for assistance via email florapark@theprimeas.com or call 714-710-5291.

2. Procedure for Safelisting a Vehicle Online

- a. To safelist a vehicle online, Residents are to go to www.patrol-one.com and enter their email address and password at the top right corner of the screen, and then click Login.
- b. Enter the requested information.

3. Procedure for Safelisting a Vehicle by Telephone

- a. To safelist a vehicle by telephone, Residents are to call 714.541.0999 (available twenty-four (24) hours a day).
- b. PATROL ONE will ask for:
 - i. Resident's email and password
 - ii. Resident's name
 - iii. Resident's address
 - iv. Vehicle description (make, model, color)
 - v. Vehicle license plate
 - vi. Number of days requested to be safelisted

Residents will receive a confirmation number to keep as a receipt. Confirmation number must be displayed on the dashboard of your vehicle with the safelisting dates.

Each address is allowed a maximum of twenty (20) overnights for vehicles in a ninety (90) day rolling time period. This can be twenty (20) nights for the same vehicle or a total of twenty (20) nights for different vehicles.

Vehicles which display handicap placards are not exempt from the safelisting requirement. Even vehicles parking in a marked handicap parking space must still comply with these parking rules, including safelist requirements. Any vehicle parked on the common area in violation of these rules, including a vehicle displaying a handicap placard and/or parking in a handicap parking space, is subject to immediate tow.

Disability Accommodations. The Association stands ready to consider requests by Residents for a disability-related parking accommodation. To initiate this process, the Resident should send a letter or e-mail to the general manager with the following information:

1. Confirmation that the individual has a disability as defined under Federal law. Please note, the Association is not asking you to specify your disability. Instead, the Association is looking for confirmation that you have a disability. One of the most common means for satisfying this requirement is to supply a doctor's note. (This step can be skipped where the disability is readily observable. Where the applicant skips this step and the Association is unsure whether the applicant seeking an accommodation has a physical or mental impairment that substantially limits one or more major life activities, the Association may request the applicant provide information confirming the applicant's disabled status.)
2. Explanation of the disability-related need for the requested accommodation. This explanation should specify why parking in your unit's garage or, where applicable, the driveway, would create an adversity as a result of your disability.
3. Upon receipt of a written request by a Resident for a disability-related parking accommodation, the Association will engage the Resident in an interactive dialog regarding the requested accommodation and consider whether granting the requested accommodation would be reasonable or whether it would impose an undue burden on the Association and the other Residents. The Association anticipates that in many scenarios, this interactive dialog will include a site visit to inspect the unit's garage.

These parking rules are subject to change from time-to-time.

Excerpt From Flora Park's Recorded CC&Rs:

2.19.2 Parking Management Plan

1. **Restricted Vehicles.** No Restricted Vehicle may be parked, stored, or kept in the Community except for period of two (2) hours or less in any twenty-four (24) hour period during loading, unloading, or emergency repairs. However, a resident may park a Restricted Vehicle in the garage as long as the garage door is kept closed and the presence of the Restricted Vehicle does not prevent the Owner from parking the Owner's other Authorized Vehicles in the garage at the same time.
2. **Garage Parking; Permitted Uses.** In accordance with the Conditions of Approval, each Owner shall at all times ensure that the garage remains open and available at all times to accommodate at least the two (2) Authorized Vehicles for which it was originally constructed by Declarant. Authorized Vehicles must be parked in the garage up to its design capacity before using any Association Property Parking Spaces (defined below). The garages shall be used for parking of two (2) Authorized Vehicles and storage of personal property only, provided that no Person may store personal property except to the extent that the Authorized Vehicles owned or operated by the Owner and the other residents of the Unit can be parked in the garage at the same time up to its original design capacity. No garage may be used for any dwelling, commercial, recreational, or other purpose. Garage doors must be kept closed except as necessary for entry or exit of vehicles or persons or to conduct activity in the garage (which may be further restricted by the Board pursuant to Section 2.19.5). The Association shall have the right to inspect any garage interior, with reasonable notice, to determine if an Owner or resident is violating this Section 2.19.2(b) or Rules and Regulations governing parking (if any).

3. **Unit Driveways.** If an Authorized Vehicle will not fit in a garage, it may be parked in the driveway of the Unit, if any, provided that the driveway is at least 17 feet in length and further provided that the parked vehicle does not encroach onto the sidewalk or into the Private Street or Motor Court. Vehicles may not be parked, stored, or left unattended in driveways less than 17 feet in length except as reasonably necessary for loading and unloading of passengers or property, or as necessary for emergency repairs.
4. **Association Property Parking Spaces.** On-street parking in the Community is limited to the marked spaces located in the Private Streets (collectively, "Association Property Parking Spaces"). The Association Property Parking Spaces are provided for temporary, short-term use by residents and invitees of residents only. Association Property Parking Spaces are unreserved and unassigned, and they are available on a strict first-come-first-served basis. Notwithstanding anything to the contrary in the Governing Documents, no resident may use any Association Property Parking Space unless the resident's garage is fully occupied by Authorized Vehicles up to its design capacity. Moreover, in no event may any of the Association Property Parking Spaces be used for long-term parking or permanent storage of any vehicle or other personal property. The Board may, but is not required to, impose additional restrictions on Association Property Parking Spaces.
5. **Guest Parking.** Certain Association Property Parking Spaces may be marked for guest parking only ("Guest Parking Spaces"). Guest Parking Spaces are for temporary use by invitees of residents only. No resident may park any vehicle or leave any other property in any Guest Parking Spaces. Guest Parking Spaces are unreserved and unassigned, and they are available on a first-come-first-served basis. Parking is prohibited in all Guest Parking Spaces on street sweeping days. As provided in Section 2.22, if designated trash collection locations are located within or in front of Guest Parking Spaces, the Board may restrict parking in such areas during trash placement and collection hours.
6. **Parking Permit Program.** The Association may establish a temporary parking permit program to allow residents and invitees of residents to park overnight in the Association Property Parking spaces for limited periods of time. If required by the Rules and Regulations, there shall be no overnight parking in the Association Property Parking Spaces unless a current parking permit is issued by the Association for the vehicle. The Association Rules and Regulations shall set forth the standards for issuing parking permits and maximum length of time in which a vehicle may be parked in any Association Property Parking Space over a prescribed period; provided, however, that Association Property Parking Spaces shall not be used for long-term parking in accordance with the Conditions of Approval.

LEASING/RENTING PROCEDURE

As required in the CC&R's Section 2.13

1. **Term of Lease:** The terms of possession and occupancy are set out in a written lease or rental agreement, a copy of which will be provided to the Board at the commencement of the lease or rental term and a copy of any amendment or extension will be provided at the commencement of any extension term. The Board shall have the power to require the landlord to incorporate into the lease or rental agreement all of the concepts set forth in subparts 2.13.2(b), 2.13.2(c), 2.13.2(d), 2.13.2(e), 2.13.2(f), 2.13.2(g) and 2.13.2(h) of the CC&R's; provided, however, that the Board may not require that the tenant or lessee be approved by the Board, including but not limited to meeting creditworthiness standards, and the Board shall have no review, right to approve or reject particular business terms of the lease or rental agreement. All terms of leases and rental agreements, extensions, and amendments shall remain confidential at all times and shall not be disclosed by the Board to any person other than Board members.
2. **Lease Agreement Requirement:** The lease or rental agreement is expressly made subject to the Declaration and the other Governing Documents of the Community, including the age and occupancy restrictions in Section 2.10 of the CC&R's.
3. **Length of Lease Agreement:** The lease or rental agreement shall be for a term of not less than thirty (30) days.