

WOODBIDGE PARKWAY MAINTENANCE ASSOCIATION
RULES & REGULATIONS

APPLICABILITY

All present and future homeowners, tenants, or guests of such, that reside within the Woodbridge Parkway Maintenance Association ("Association") development or use the facilities of the Association in any way are subject to these Rules & Regulations, in addition to the Association's recorded Declaration of Covenants, Conditions and Restrictions (CC&R's) and other governing documents. To facilitate the enforcement of the following Rules and Regulations, our Association needs to rely on all members to be good neighbors and understand how our behavior could impact those living nearby us. Finally, before reporting a problem to the Association, if possible, homeowners and residents should talk to each other first and attempt to resolve their disputes.

PURPOSE

These Rules & Regulations are established to oversee the use of the Association's common areas. We wish your experience as homeowners and residents to be a positive one. These Rules & Regulations are intended to interpret and implement the CC&R's and are not intended to violate or supersede them in any way. The Board of Directors of the Association approved these Rules & Regulations, and compliance with them is deemed by your Board to be in the best interest of the Association and all its members.

California Vehicle Code (CVC) Enforceable

A. GARAGE USE

1. Parking spaces are very limited in the Association common areas. As neighbors, we must cooperate with one another to minimize the problems associated with the limited spaces. Therefore, households with one or more vehicles shall first keep at least one of their vehicles (automobile and/or motorcycle) parked in their garage, with the next vehicle or motorcycle parked in the Owner's/resident's driveway prior to parking in the streets or common area parking spaces. Parking spaces in the cul-de-sacs shall be for the use of the residents of the surrounding units and their guests. Additional vehicles, if any, must be parked in the streets or common area parking spaces/pavers and in accordance with the following Rules and Regulations. These Rules will serve to conserve the limited number of parking spaces for guests.
2. Garage doors should be kept fully closed except for temporary use of the garage (approximately 2 or 3 hours), or for exceptional situations such as when construction work is occurring in the unit or the resident is moving in or out of the unit or if the resident is present.
3. No hazardous waste, substance or material shall be stored or permitted upon any portion of the community, including, without limitation, within the unit garages, except in compliance with all applicable laws, ordinances, and regulations of all applicable public agencies.

B. VEHICLE RESTRICTIONS

1. Any repairs or restorations to vehicles must be limited to the confines of a closed garage. No repairs or restorations of vehicles are permitted in the common area or in the driveways. Vehicles must be licensed and operable at all times. If you repair your vehicle in the common area, your vehicle may be towed. If you repair your vehicle in a driveway, you may be subject to a fine pursuant to the Association's enforcement procedures.
2. Any vehicle without current vehicle registration/license plate and/or inoperable will be subject to tow in accordance with the requirements of these Rules and Regulations and the California Vehicle Code.
3. All oil spots and debris of any type must be cleaned up from the driveways or other common areas. Damage repaired by the Association will be billed to the homeowner.
4. Vehicle owners parked in a manner which destroys or causes damage to Association property including, but not limited to, the Association landscape areas, will be held financially responsible for all damage and all expenses incurred by the Association to repair and restore the damaged area.

C. VEHICLE PARKING REGULATIONS

1. Parking is permitted ONLY in garages, on driveways designated in Exhibit "A", single car only designated in Exhibit "B", in designated parking stalls, on the turf block, pavers, and alongside standard SQUARED curbs not specifically marked as "NO PARKING" or as otherwise prohibited by these rules.
2. No parking is permitted at any time in front of garages (except those with driveways) mailboxes, fire hydrants, curbs which are painted red and/or white or in front of any entrance where no standard squared curb exists between the vehicle and the entrance. Unauthorized parking will be subject to tow.
3. No vehicle shall be parked in such a manner as to impede or prevent pedestrians to comfortably use sidewalks. Parking on the sidewalks, which can be defined as "one or more tires impeding on the sidewalk" is prohibited within the community, and violators will be towed.
4. No vehicle shall be parked in such a manner as to impede or prevent ready access to any garage (except those with driveways), or entrance.
5. Any vehicle owner whose vehicle impedes the access of an emergency vehicle is subject to tow and will be held fully responsible for any and all damages to the Association for any loss resulting therefrom.
6. Vehicles that remain parked in the common area for more than 72 hours and/or appear to be inoperative shall be declared "abandoned" and subject to tow away at the vehicle owner's expense (except for residents away on extended vacation who have made prior arrangements with the management company).
7. No truck, truck camper, travel trailer or trailer of any kind, permanent tent or similar structure, mobile home, boat, motor home, mini-motor home or any other kind of similar recreational vehicle may be parked, kept, placed, or maintained within the community in such a manner as will be visible unless obscured from view by adjoining lots, streets, or alleys, provided, however, that:
 - a. A two-axle, four-wheel pick-up truck not exceeding a standard size (i.e., no longer than 20 feet in length and no more than 7 feet in overall width) will be permitted to be visibly parked, so long as such truck is not loaded with hazardous or unsightly materials or equipment (including, without limitation, construction equipment); and/or displaying a logo of a business and
 - b. The parking of commercial vehicles is only allowed on a temporary basis to perform maintenance or services, or for loading and unloading, and is strictly prohibited on an overnight basis. Commercial vehicles include delivery trucks, vehicles displaying the logo of a business, vehicles that weigh over $\frac{3}{4}$ of a ton, vehicles of more than two axles, and vehicles designed to carry more than 10 passengers.
 - c. A two-axle, four-wheel standard factory sized van/SUV, (such as a Ford Econoline, Chevy, Dodge, etc.) which is no longer than 20 feet in length and no more than 7 feet in overall width is permitted in the community subject to these Rules & Regulations; and
 - d. Provided further, however, in any event no vehicle which exceeds 85 inches in height measured from the ground to the highest part of the vehicle (excluding antennas and lights) shall be visible within the community.
8. Any vehicle in violation of these parking rules may be subject to tow at the vehicle owner's expense and/or a fine. The Board of Directors and Property Manager are authorized to have violated vehicles towed away, without any prior warning, at cost to the vehicle owner. Vehicle owners will be required to pay all fees to the towing company in order to recover their vehicle(s). Persons who believe their vehicle has been wrongfully towed may submit a written response to the Board for consideration. The Board will respond to such person in writing within a reasonable period of time.

D. PETS

1. Members who maintain pets in their household should give special attention to the Association's requirements as well as Woodbridge Master Association Code and the City of Irvine Municipal Code.
2. Unleashed dogs, cats or other animals are not permitted on greenbelts, streets, or other common areas. Out of regard for your neighbors, it is necessary to carry a doggie bag or pick one up at the many free doggie bag stations throughout the community when walking your animal and dispose of such bags properly in your own or master association trash containers. It is unfair and not permitted to force others to bear the burden of cleaning up after your pet.
3. The smell of pet waste *travels* across fences and can attract critters, thus residents must keep their patios clean of pet waste.
4. Persistent barking, howling, or whining dogs cannot be permitted under any conditions for obvious reasons. Violations should be reported to Irvine Police Department Animal Control at 949-724-7000.

E. GENERAL

1. For safety reasons, streets and parking areas are intended for vehicular traffic. Owners/Residents/Guests should **NOT** play in the streets and parking areas.
2. Bicycles, scooters, and any toys are not to be left in the common area when not in use.
3. Trash containers, including recycling bins, may be placed at curbside for pickup after 5:00 PM the day before waste collection is scheduled. All containers must be returned to their storage areas out of view by 8:00 AM the day following the scheduled collection in compliance with Woodbridge Master Association Code.
4. Special arrangements must be made with Waste Management for the collection of oversized items or green waste; removal of these items is the responsibility of the Owner/Resident.
5. Owners/Residents must submit a written request to the Board of Directors prior to the placements of Dumpsters or Portable Storage Units.
6. Owners/Residents **MAY NOT** plant or change the landscaping on any Association property.
7. Exterior Lighting – Exterior Lighting – Prior to installation, the lighting **MUST BE APPROVED** via the Home Improvement Application process.
 - a. Replacement fixtures for the front light, garage light or patio light must meet specifications determined by the board of directors (description can be found on the association web portal). Any fixtures outside these specifications will be considered on a case-by-case basis.
 - b. Additional lighting for security and/or safety purposes must be wireless (solar or other) and may be used within the confines of "exclusive use" areas such as the front walkway/porch, rear yard/patio or above the garage. This lighting may be attached to the wood fascia only (**MAY NOT** be attached to fencing or stucco). Above-ground lighting **MAY NOT** be used along driveways, walkways, tree rings, greenbelts, or other Association property. In-ground lighting may be used in planters or areas not trimmed with lawnmowers or powered tools.
8. Holiday lighting may be installed prior to Thanksgiving Day and must be removed by January 15th. Per Woodbridge Master Association code, holiday lights may be illuminated Thanksgiving Day thru January 14th.

F. NUISANCE

Article XI, Section 3 of the CC&R's is entitled Nuisance and states: "No noxious or offensive trade or activity shall be carried on upon any Residence, or any part of the Covered Property nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Owners of his respective Residence, or which shall in any way increase the rate of insurance."

G. SMOKING RULE

The Irvine City Council has found that “the smoking of tobacco, or any other weed or plant, is a positive danger to health and a material annoyance, inconvenience, discomfort and health hazard to those who are present in confined spaces” (*Irvine Municipal Code, Section 4-10-501*) Accordingly, the Board has found that second hand smoke may constitute a nuisance under the CC&R’s.

- a. Smoking is prohibited anywhere in the common area, including the parking areas. Smoking is also prohibited on any porch or patio. You may smoke in your unit as long as the smoke is limited to the confines of your unit and does not spread to any other units or the common area. Otherwise, the Board may request you cease smoking in your unit.

H. SIGNS

No signs or billboard of any kind shall be displayed to the public view on any portion of the Common Area Property.

Political signs may only be displayed from 90 days before an election and must be removed within 10 days after an election. Political signs may be no larger than 18x24 inches. Signs may not display obscenities.

I. YARD SALES

Traditional Yard Sales will be permitted; however, retail, wholesale and commercial sales are not permitted. All other rules stated by City of Irvine will be enforced, including.

Permits:

- No permits are required for occasional garage sales (frequent garage sales may be considered retail sales and not permitted in residential zone - guideline is 4 or less garage sales per year)

Sign Restrictions

- Temporary ground signs are allowed which provides information regarding a garage sale during period of garage sale.
- Signs may be a maximum of 3 feet in height, and maximum size of 3 square feet.
- One directional sign per change of direction is allowed.
- Signs may be located in public right-of-way, but not allowed in center medians, on traffic devices, traffic signals or utility poles.

J. ARCHITECTURAL

1. Architectural Committee approval is mandatory before any exterior modifications can be made to the buildings and/or patio structures.
2. The Woodbridge Village Association has the appropriate Home Improvement forms and will be helpful in advising you. They are located at 31 Creek Road, Irvine, California, 92714 and their phone number is 949-786-1800.
3. The approval of your Woodbridge Parkway Maintenance Association does not constitute legal authority to do the work. The Woodbridge Village Association must give their approval and so must the City of Irvine which enforces the applicable building codes.
4. Extensive interior changes must be approved by the Architectural Committee also. For further details, please consult your CC&R’s.
5. The failure to wait for approval before proceeding with an architectural change will result in a **\$150.00** fee.

K. ENFORCEMENT PROCEDURE

In accordance with Article III, Section 8(b) of the Association's By-Laws, the Board has adopted the following enforcement procedures and list of fines for infractions of the CC&R's and Rules & Regulations. The Board reserves the right to take any step or action which the Board determines in its sole discretion to be reasonable, including without limitation the immediate towing of vehicles. However, for the majority of infractions the following process will be followed.

1. Notification of violation/non-compliance will be sent to the homeowner (and renter) advising them of the exact violation and the period of time in which to correct it.
 - a. Courtesy letter is sent to homeowner and renter if applicable.
 - b. 1st warning letter is sent to homeowner and renter if applicable.
2. If the violation is not corrected within the stated period of time management will send out a "Notice of Hearing to the Homeowner" notification. This letter is to be sent via certified, return-receipt requested and regular mail.

A hearing will be held before the Board of Directors to allow the homeowner to explain the reasons for the continued non-compliance. Should the homeowner not show good and sufficient cause as to the reason for the continued non-compliance issue, the Board of Directors may impose a fine of \$150.00.

3. If the violation/non-compliance is still not corrected after the hearing, the Board of Directors will make a decision as to what action is to be taken in order to gain compliance and will notify said owner within fifteen (15) business days of the date of the hearing. This notice will advise the homeowner of the action taken and that failure to comply within a given number of days, to be established at the discretion of the Board, will result in a fine in the amount of \$300.00.
4. At any time during this process, the Board of Directors may determine that it is in the best interest of the Association to expedite enforcement action and may choose to take legal action or to cause the violation to be corrected at its expense and assess the account of the owner for reimbursement for expenses related to said correction.

If the violation remains outstanding, the Board of Directors may seek legal action against the owner.

Exhibit A

Driveway Locations

1	Echo Run
3	Echo Run
5	Echo Run
7	Echo Run
9	Echo Run
25	Echo Run
27	Echo Run
29	Echo Run
31	Echo Run
33	Echo Run
35	Echo Run
37	Echo Run
39	Echo Run
41	Echo Run
8	Havenwood
10	Havenwood
12	Havenwood
14	Havenwood
16	Havenwood
18	Havenwood
20	Havenwood
22	Havenwood
24	Havenwood
27	Havenwood
29	Havenwood
31	Havenwood
33	Havenwood
35	Havenwood
37	Havenwood

1	Heathergreen
3	Heathergreen
5	Heathergreen
7	Heathergreen
9	Heathergreen
11	Heathergreen
13	Heathergreen
15	Heathergreen
17	Heathergreen
19	Heathergreen
21	Heathergreen
23	Heathergreen
32	Heathergreen
33	Heathergreen
34	Heathergreen
35	Heathergreen
36	Heathergreen
37	Heathergreen
38	Heathergreen
39	Heathergreen
40	Heathergreen
41	Heathergreen
42	Heathergreen
9	Marigold
10	Marigold
11	Marigold
12	Marigold
15	Marigold
17	Marigold
19	Marigold
21	Marigold
23	Marigold
25	Marigold

1	Misty Run
3	Misty Run
5	Misty Run
7	Misty Run
9	Misty Run
11	Misty Run
13	Misty Run
52	Rockwood
54	Rockwood
56	Rockwood
58	Rockwood
60	Rockwood
62	Rockwood
64	Rockwood
66	Rockwood
7	Summerstone
9	Summerstone
11	Summerstone
15	Summerstone
17	Summerstone
50	Weepingwood
52	Weepingwood
54	Weepingwood
56	Weepingwood
58	Weepingwood
60	Weepingwood
62	Weepingwood
64	Weepingwood
66	Weepingwood
103	Weepingwood

Exhibit B

31 Heathergreen	8 Marigold
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