



# IMPORTANT PARKING NOTICE

Dear Castellina Homeowner(s):

In order to conform with the demands set forth by the State of California in regard to Section 22658 of the California Vehicle Code, the Castellina Neighborhood Corporation has contracted with Preferred Towing, Inc. **to remove all vehicles illegally parked in a fire lane, within 15 feet of a fire hydrant or in a manner which interferes with any entrance to, or exit from, the community effective May 1, 2006.** For your convenience, enclosed, please find a copy of the fire lane exhibit for your particular phase.

Each unit owner shall be responsible for assuring that their tenants, guests, contractors, etc. abide by the parking restrictions set forth in the Covenants, Conditions and Restrictions and Rules and Regulations (CC&R's). Please refer to the Parking Rules for the Castellina Neighborhood Corporation on the backside of this notice. If you have any questions concerning the parking restrictions, please contact management at (949) 833-2600.

If you wish to report a vehicle that is illegally parked in a fire lane, within 15 feet of a fire hydrant or in a manner which interferes with any entrance to, or exit from, the community, you may contact Preferred Towing directly at (949) 493-1455. Additionally, in the event that a vehicle obstructs any entrance to, or exit from, your private property, it is recommended that you refer to Section 22658 of the California Vehicle Code for further direction.

Furthermore, it has come to the attention of the Board of Directors that many homeowners have inquired regarding the lack of parking in the community, especially in the evenings and weekends. The Board of Directors has been spending considerable time attempting to develop a resolution to the parking problem in the best interest of the neighborhood and in accordance with the governing documents of the Association. Additionally, the Board has reviewed escrow agreements and received a legal opinion.

Many of the current parking issues are a result of residents failing to utilize their garage to its fullest capacity for the parking of their vehicles. This will continue to be a problem until residents clear their garage and utilize them for the parking of their vehicles as required by the CC&R's and Escrow instructions prior to close of escrow. Residents who do not adhere to this provision will be deemed in violation and will be addressed in accordance to the Violation Policy at the Board's direction, which may include the assessment of fines. Residents who witness these violations are encouraged to submit written correspondence and pictures to management.

Thank you in advance for your anticipated cooperation. Should you have any questions please do not hesitate to contact management (949) 833-2600.

Sincerely,

The Board of Directors  
Castellina Neighborhood Corporation

Enclosures

*Professionally Managed by:*

Keystone Pacific Property Management, Inc.

16845 Von Karman Avenue, Suite 200 · Irvine, CA 92606-4960 · Tel (949) 833-2600 · Fax (949) 833-0919

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## CASTELLINA NEIGHBORHOOD CORPORATION

### PARKING RULES

1. All streets within the Community are private streets. Curbside parking along the streets in the Community are restricted to designated areas, and for guests only. Resident or Owner vehicles parked on the street at any time may result in immediate towing at the vehicle owner's expense.
2. No parking shall be permitted along any portion of a street designated as a fire lane. Vehicles parked in a fire lane may be immediately towed at the vehicle owner's expense.
3. No Owner shall park, store or keep on Castellina Neighborhood Corporation Property, on his/her Condominium, on any street or elsewhere within the Community: (1) any large commercial type vehicle; or (2) any recreational vehicle (including, but not limited to, campers, motor homes, trailers, boats aircraft, mobile homes, limousines, or other similar vehicles); or (3) any inoperable vehicle as defined by the California Vehicle Code. Vehicles violating this restriction may be towed at the vehicle owner's expense.
4. An Owner may park any standard passenger automobile (including vans and similar vehicles up to and including one [1] ton when used for everyday transportation) within his/her respective garage only.
5. Each Owner shall keep in his/her garage readily available for parking of permitted vehicles and shall not store any goods or materials therein, nor use any portion of the garage for a workshop or other use if such storage or use would prevent said Owner from parking the number of vehicles therein for which said garage was originally designed and constructed.
6. If an Owner has fewer vehicles than garage parking spaces, such unused space(s) may be used for the storage of goods or other use so long as the garage door remains closed at all times so that the stored goods or other use are not visible to other residents within the Community.
7. No Owner shall conduct major repairs to any vehicle of any kind whatsoever upon Castellina Neighborhood Corporation Property on his/her Condominium, on any public street or elsewhere in the Community, except for emergency repairs thereto and then only to the extent necessary to enable the vehicle to be moved to a proper repair facility.
8. All garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage.

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