

Rancho San Joaquin

DATE: March 30, 2026
TO: The Membership, Rancho San Joaquin Homeowners Association
FROM: The Board of Directors
RE: Parking Rules and Regulations and Permit Program

Attached are the Association's **Rules and Regulations Applicable to the Parking of Vehicles and Use of Parking Areas**, dated January 27, 2014. A copy can also be viewed on the RanchosanjoaquinHOA.com under *HOA Guides, Policies and Rules* and on the FirstService Web Portal.

As a reminder, the Board of Directors voted (back in January 2014) to formally adopt these rules and regulations to provide a more equitable parking accommodations for our residents and their guests.

Please read and become familiar with these rules and regulations. Homeowners who have tenants are responsible for providing copies of these and other Association rules and regulations to them and for their tenants' adherence.

HOA Parking Permit Application Process

Residents with one or two vehicles must keep their vehicles parked in their garage and/or carport at all times when not in use. Those owning more than two vehicles must use their driveway(s), if it exists, to park their additional vehicles.

If a resident owns an additional vehicle in which the unit's garage, carport and driveway(s) are already fully utilized to park other vehicles that are registered at the unit's address, per the attached parking rules, the resident may apply for a parking permit for the additional vehicle for curbside parking (maximum 1 permit per household).

To request a parking permit, follow these steps, which are also listed on our Parking Enforcement webpage on RanchosanjoaquinHOA.com:

1. Send an email to our parking enforcement vendor, Courtesy Patrol at documents@courtesypatrols.com, stating that you are requesting a parking permit.
2. Attach to your email, **a scanned copy of the vehicle registrations for all of the vehicles that belong to your household**. I.e., the registrations for the vehicles that are already using your garage, carport (if it exists), and driveways (if they exist), and the additional vehicle that requires a permit. All of the vehicle registrations must list your RSJ address.
3. Also attach **a scanned copy of the driver licenses for the drivers in your household**. E.g., if applying for a permit for a third vehicle in your household, include copies of driver licenses for the three drivers in your household.

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Permit request process cont.

4. **Courtesy Patrol will respond and schedule an onsite inspection** of your garage, carport and any driveways to ensure they are being fully utilized for the other vehicles in your household. The garage inspection fee is \$50.00 and Courtesy Patrol will provide instructions for payment.

Once Courtesy Patrol completes their inspection, **you will be notified if your permit application is approved** by the Board of Directors in which Courtesy Patrol will issue a “virtual” permit for your vehicle which will allow you to park the vehicle curbside on the HOA street overnight.

The cost of a virtual parking permit fee is \$18.00 per year. FirstService Residential will charge the \$18.00 parking permit fee to your unit’s billing account once the Board approves the permit. Then, at the beginning of each subsequent year, FirstService will charge the annual permit fee to your billing account.

The parking permit fee will continue to be charged to your account each year, unless you notify Courtesy Patrol at documents@courtesypatrols.com to cancel your permit for the additional vehicle before the end of the year.

(Note: The cost of the garage inspection and the annual permit fee is subject to change each year.)

Note About Guest Parking

Even with a valid parking permit, **residents may not park their vehicles in guest parking**. The only exception is when a vehicle is plugged into one of the Association’s electric vehicle (EV) chargers in guest parking on Nuevo or Viejo and is actively charging the EV.

Guest parking is reserved for guest vehicles only in which **guest vehicles must be safelisted by Courtesy Patrol for temporary, overnight parking** in guest parking or curbside parking. View the instructions on how to safelist a guest vehicle on our Parking Enforcement webpage on RanchosanjoaquinHOA.com.

Finally, all vehicles may not park along a red curb area which is reserved for emergency vehicles only. Vehicles found parked along a red curb area will be towed.

RANCHO SAN JOAQUIN HOMEOWNERS' ASSOCIATION
Rules and Regulations Applicable
to the Parking of Vehicles and Use of Parking Areas

A. GENERAL PROVISIONS.

1. These Rules and Regulations are promulgated pursuant to the Rancho San Joaquin Homeowners Association's ("Association") authority under its governing documents including, without limitation, Article V, Section 1(b) of the Bylaws and Article VI, Section 2 and Article XI, Sections 5 & 11 of the Association's Declarations of Covenants, Conditions and Restrictions ("CC&Rs") for the safety, enjoyment and benefit of the Association members and their guests, as well as for the preservation of the aesthetic values and purposes of the Rancho San Joaquin planned community.

2. Nothing herein is intended to conflict with any provision of the applicable Association CC&Rs, and any terms not specifically defined herein shall have the same meaning(s) ascribed to those terms in the CC&Rs.

3. These rules do not apply to San Joaquin Road, which is a public street, subject to the California Vehicle Code, as well as the ordinances adopted by the City of Irvine. With the exception of San Joaquin Road, all other streets within the boundaries of the Rancho San Joaquin planned development ("RSJ") are private streets, subject to these Rules, as well as the Association Bylaws and CC&Rs.

B. DEFINITIONS. As used herein, the following definitions shall apply:

1. "Household" shall mean the residents of a particular dwelling unit, whether or not related by blood or marriage.

2. "Household Vehicles" shall mean the aggregate of vehicles possessed by a particular Household that are neither Recreational nor Commercial Vehicles, as defined below.

3. "Sheltered Parking" shall mean the parking areas designated for the exclusive use of a particular dwelling unit, consisting of either a garage or garage/carport combination.

4. "Exclusive Use Driveway" shall mean a driveway providing access to and egress from the Sheltered Parking serving a particular dwelling unit, and no other unit or Sheltered Parking area

5. "Shared Driveway" shall mean a driveway providing access to and egress from more than one Sheltered Parking area, including but not limited to the driveways serving the garages designated for the so-called "stack unit<";

6. "Curbside Parking" shall mean parking along the streets within RSJ adjacent to curbs that have not been painted red or otherwise designated as "No Parking" or "Guest Parking" areas.

7. "Recreational & Commercial Vehicles" shall mean any camper, boat, motor home, trailer, all-terrain vehicle, off-road vehicle, recreational or other similar vehicle, (but not including motorcycles), vehicle displaying commercial signage, vehicle larger than one-half ton capacity, or vehicle with bulky or unsightly equipment and/or work related equipment or machinery.

8. "Fire Zone" shall mean the area immediately adjacent to any curb that is painted red, thus designating it as an area that is to be kept clear of vehicles at all times so as to allow access for emergency vehicles.

9. "Safe Listing" shall mean a procedure whereby the Association permits parking of a vehicle on Curbside Parking temporarily without using a permit

C. PARKING OF RESIDENT VEHICLES.

1. Every dwelling unit within RSJ has associated Sheltered Parking sufficient to accommodate the parking of at least two Household Vehicles. Accordingly, it is expected and required that each Household will make full use of the unit's associated Sheltered Parking for the parking of Household Vehicles before parking on the Exclusive Use Driveway or seeking to obtain a permit (as described below) for utilizing any of the Curbside Parking for such parking and before utilizing Sheltered Parking for any other purpose (such as storage of Recreational, Commercial or non-operational Vehicles, or other items). Specifically, Households possessing two or fewer Household Vehicles must park those vehicles *exclusively* in the Sheltered Parking designated for use by that Household at all times when said vehicles are not in use in the RSJ development.

2. Households possessing more than two Household Vehicles must use the Exclusive Use Driveway to the fullest extent for parking of Household Vehicles. Households possessing more Household Vehicles than Sheltered Parking and Exclusive Use Driveway parking spaces may apply to the Association for a parking permit to park such excess Household Vehicle(s) in Curbside Parking, subject to the following conditions:

(u) The number of Household Vehicles must not exceed the number of licensed drivers in the Household (example: If a Household has three vehicles, two Sheltered Parking spaces, and no Exclusive Use Driveway, it would be eligible for one permit, assuming all other conditions are met; if another Household has three vehicles, two Sheltered Parking spaces, and an Exclusive Use Driveway that would accommodate at least one vehicle, the Household would not be eligible for a permit).

(b) All the Household Vehicles must be driven on a regular basis (i.e., Curbside Parking will not be permitted to facilitate storage of vehicles). For purposes of this provision, a vehicle will be deemed to be driven "regularly" if it is driven from RSJ property at least once every 72 hours. All vehicles utilizing Curbside Parking must otherwise be in compliance with these Rules.

(c) No more than 1 permit will be issued to each Household; provided, however, the Board, in its sole discretion, may grant a variance from this limitation for good cause upon application from the owner or resident.

(d) The property owner, and as appropriate, in conjunction with the tenant, must complete and submit to the Association a permit application and submit to an inspection of the vehicle(s) and garage to ensure that the Sheltered Parking is used for parking of authorized vehicles and by an inspection of the Exclusive Use Driveway to ensure that it is being fully utilized for parking. In addition, the resident must provide proof of registration of each Household Vehicle, that each vehicle is registered at the resident's address, and the number of licensed drivers residing at the Household. The Association's patrol service will schedule a date and time to visit the property for the inspection. A \$25.00 fee must be paid in advance for the inspection. If a tenant has not yet changed his/her address on the vehicle registration, the Association will accept a letter from the owner of the Unit stating the tenant's name, the lease terms, and vehicle information, which must be provided at the time of the inspection.

(e) The permit must be valid while parked in Curbside Parking; otherwise the vehicle shall be subject to citation and towing at the vehicle owner's expense as provided herein.

(f) Any vehicle which is deemed a commercial vehicle, recreational vehicle, or inoperable vehicle, or any vehicle with expired registration shall not be an authorized vehicle considered in determining whether a Household is eligible for a Curbside Parking permit.

(g) The Board of Directors, after providing notice and an opportunity for a hearing, may revoke a Curbside Parking permit if any of the terms and conditions the parking rules are not followed.

D. PARKING OF GUEST VEHICLES/USE OF GUEST PARKING AREAS.

1. Parking areas designated as "Guest Parking" (by means of signage, as well as green-painted curbs) shall be for the *exclusive use* of non-resident guests, subject to compliance with the Safe Listing procedures set forth below.

2. Non-resident guests may also temporarily park in the Exclusive Use Driveway of any resident that said guest is visiting (with the permission of the resident) without advance Safe Listing approval, provided that the guest's vehicle does not extend into, encroach upon, or block access to or egress from a Shared Driveway, street, or another Exclusive Use Driveway.

E. SAFE LISTING PROCEDURES.

Regarding Household Vehicles, only those vehicles with proper parking permits may park in Curbside Parking areas within the RSJ community.

Guest vehicles or those individuals planning to leave a vehicle parked for an extended period of time due to travel and/or other reasons approved by the Board must be safe listed through the Association's patrol service. Any vehicle not safe listed that has no permit while parked in Curbside Parking shall be subject to citation and towing at the vehicle owner's expense (as provided herein) if parked in Curbside Parking between the hours of 11:00 p.m. and 7:00a.m.

Safe listing a vehicle.

To safe list guest vehicles, the host homeowners must email or call the Association's patrol service to identify the vehicle and the reason for the request to safe list the vehicle. Contact information for the patrol service is provided by separate notice or may be obtained from Association management.

F. PROHIBITED PARKING AREAS.

1. No vehicle utilizing Curbside Parking shall be parked so as to extend into, encroach upon, or block access to or egress from any Exclusive Use Driveway, Shared Driveway or Fire Zone.

2. No vehicle may be parked on a Shared Driveway at any time.

3. Parking in Fire Zones is strictly prohibited at all times, and enforcement of parking restrictions in these areas is subject to the authority of both the Association and the City of Irvine.

G. USE OF SHELTERED PARKING FOR STORAGE.

1. Carports may not be used for storage of any type, except for the parking of Household Vehicles.

2. Garages may be used for storage of items other than Household Vehicles, but only consistent with Section C. 1, above, requiring that Sheltered Parking be fully utilized for the parking of Household Vehicles and only utilized for storage of other items and vehicles to the extent that available space remains after all Household Vehicles are parked within Sheltered Parking. In other words, a garage may not be used for storage (including storage of inoperable, Recreational or Commercial Vehicles) if to do so renders said garage unavailable for one or more of the Household Vehicles.

3. Vehicles that are not operable or that lack a valid registration may be stored only in garages (consistent with Sections C. 1 and G. 2 above) and may not be parked in driveways, carports, or in Curbside Parking.

H. PARKING OF RECREATIONAL AND COMMERCIAL VEHICLES.

No Recreational Vehicle shall be parked on any street or driveway, or in any carport, within RSJ. However, a Recreational Vehicle may be stored in a garage **if** such storage is consistent with Section G.2 above. For purposes of this provision, temporary parking shall mean parking for twenty-four hours or less for the purpose of loading or unloading the Recreational Vehicle for a maximum of two times during any thirty-day period; provided, however, the Board may approve in writing additional temporary parking incidents during a 30-day period. Notwithstanding the foregoing, the Board may determine to prohibit temporary parking of a Recreational Vehicle **if** the Board determines it constitutes a nuisance.

2. No resident or guest (who is not providing a service as described below) may park a Commercial Vehicle in any Curbside Parking area or Exclusive Use Driveway, or in any carport within RSJ. However, a resident may park a Commercial Vehicle in the resident's garage if such parking is consistent with Section G.2 above.

3. Service Provider Commercial Vehicles.

Commercial "vehicle<:providing a service for a resident are allowed up to 8 hours of Curbside Parking during regular business hours, and must be safe listed thereafter.

I. ENFORCEMENT PROCEDURES.

1. The Association, through its Board of Directors, reserves the right to enforce these Rules through a combined system of either the citation or towing of offending vehicles, or both, at the discretion of the Board. Subject to the exceptions described below, the Association shall endeavor to issue, but is not required to issue, a courtesy warning citation on the vehicle (as described below) prior to towing a vehicle found to be in violation of these Rules; provided, however, the Association may immediately tow any vehicle parked within 15 feet of a fire hydrant or in a Fire Zone/fire lane or in a manner that interferes with an entrance *to*, or *exit* from private property. Any expenses related to the towing or subsequent impound or storage of an offending vehicle shall be at the vehicle owner's expense.

2. If a citation/warning system is used, it shall follow the following protocol:

- a. First Offense: A citation warning will be placed on the vehicle.
- b. Second Offense: A second citation warning will be placed on the vehicle.
- c. Third Offense: The vehicle will be towed without further warning.
- d. The Association shall not be responsible for citations that are removed from the vehicle by any means (e.g., weather, third-parties, or otherwise). The citations are a courtesy warning only. The Association is entitled to tow vehicles in violation of the Rules upon a first Offense without further warning to the vehicle owner.

3. Violations other than Curbside Parking violations (including, without limitation, improper use of Exclusive Driveway for parking rather than garage) shall be subject to fine in the amount of \$100.00 for each offense.

CC&R & Bylaw Sections Applicable to Parking Regulations

Article VI, Section 2 of the CC&Rs: Association Rules. The Association shall have the power, as provided in the Bylaws, to adopt, amend and repeal such rules and regulations as it deems reasonable (the Association Rules). The Association Rules shall govern such matters in furtherance of the purposes of the Association as the Board shall deem appropriate, including, without limitation, the use of the Common Area, Development Common Area and Common Facilities; provided, however, that the Association rules may not discriminate among members and shall not be inconsistent with this Declaration, the Articles or Bylaws. A copy of the Association rules as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each owner and a copy shall be posted in a conspicuous place within the Common Area and Development Common Area. Upon such mailing or delivery and posting, said Association Rules shall have the same force and effect as if they were set forth in and were part of this Declaration. In the event of any conflict between any such Association Rules and any other provisions of this Declaration, or the Articles or Bylaws, the provisions of the Association Rules shall be deemed to be superseded by the provisions of this Declaration, the Articles or the Bylaws to the extent of any such inconsistency.

Article XI, Section 5 of the CC&Rs: No trailer, camper, boat or similar equipment shall hereafter be permitted to remain upon the Development unless placed or maintained within an enclosed garage, nor permitted to be parked, other than temporarily, on any street, alley, Development Common Area or Common Area within the Development. Temporary parking shall mean the parking for a reasonable amount of time of vehicles belonging to guests of members, delivery trucks, service vehicles and other commercial vehicles being used in the furnishing of services to the Association or members for loading and unloading purposes. The Board of Directors of the Association may adopt rules for the regulation of the admission and parking of vehicles including automobiles and other vehicles not heretofore specified within the Development, including the assessment of charges to members who violate, or those invitees violating, such rules. Any charges so assessed shall be Special Assessments.

Article XI, Section 11 of the CC&Rs: Garage doors shall remain closed at all times except when a vehicle is actually driven into or out of a Garage. Except as provided in Section 5 of the Article, garages shall be used only for the purpose of parking automobiles or storing an owner's household goods. Storage in garages shall be permitted only in containers and only as specified by the Association rules. Such containers may be required to be kept closed except when items are being placed therein or removed there from. Storage shall not be permitted in carports.

Article XI, Section 13 of the City of Irvine shall be allowed to impose and enforce all provisions of the applicable California Vehicle Code sections on all private streets contained within the Development.

Article V, Section 1(b) of the Bylaws of the Association: Subject to limitations of the Articles of Incorporation, the Declaration, or these Bylaws and of the California Corporations code as to action to be authorized or approved by the members, and subject to the duties of the directors as prescribed by these bylaws, all corporate powers shall be exercised by or under the authority of, and the business and affairs of the Association shall be controlled by the Board. Without prejudice to such general powers but subject to the same limitations, the directors are vested with and shall have the following powers; to wit: To conduct, manage and control the affairs and business of the Association, and to enforce such rules and regulations therefore consistent with law, with the Articles of Incorporation, the Declaration and/or these bylaws, as the Board may deem necessary or advisable.