

(iii) the patrons or clientele of such activities do not visit the Condominium Unit or park automobiles or other vehicles within the Project; (iv) the existence or operation of such activities is not apparent or detectable by sight, sound or smell from outside of the boundaries of the Condominium Unit; (v) no such activity increases the liability or casualty insurance obligation or premium of the Association; and (vi) such activities are consistent with the residential character of the Project and conform with the provisions of this Declaration.

Section 11. Parking. All vehicles in the Project shall be parked in accordance with the following:

(a) Parking Program. The Board shall develop and adopt Rules and Regulations to enforce parking and traffic restrictions within the Project as provided herein (the "Parking Program"). The Parking Program may include, among other things, provisions for levying fines, collecting fines, establishing "parking" and "no parking" areas and citing and towing of violating vehicles in accordance with Section 22658.2 of the California Vehicle Code, as same may be amended from time to time. Prior to its implementation, copies of the Parking Program shall be forwarded to the City of Tustin Police Department and Community Development Department for review and approval. No amendment or modification of the Parking Program shall become effective unless and until approved in writing by the City Police Department and Community Development Department, and, further, the Parking Program may not be repealed without the written consent of the Community Development Department. The Program shall commence within each Phase upon the first Close of Escrow for the sale of a Condominium in such Phase.

(b) Private Streets and Drives. All of the streets and drives within the Project are private and are subject to the Association Documents and to all applicable laws, ordinances and regulations of all Public Agencies having jurisdiction over the Project. Curbside parking shall be limited to only one (1) side of the street, as designated by the City, and shall be used solely for guest parking. In no event shall parking be permitted along any private street or drive designated as a Fire Lane by the applicable Public Agency.

(c) Recreational Vehicles. Except as otherwise provided in the Rules and Regulations adopted by the Board, no Owner shall park, store or keep within his garage, driveway or any private street or drive within the Project: (1) any large commercial type vehicle; (2) any recreational vehicle, (including, but not limited to, campers, motorhomes, trailers, boats, aircraft, mobile homes or other similar vehicles);

or (3) any motorized or non-motorized vehicles that exceed seven feet (7') in height, seven feet (7') in width and nineteen feet (19') in length, except for purposes of loading, unloading, making deliveries or performing emergency repairs.

(d) Standard Passenger Vehicles. An Owner may park any standard passenger vehicle (including campers, vans and similar vehicles up to and including three-quarter [3/4] ton when used for everyday transportation) within his respective garage, or on his driveway; provided, however, in no event shall any vehicle extend into a sidewalk or beyond the curb-line.

(e) Storage of Goods in Garages. Each Owner shall keep his 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 the Owner from parking the number of vehicles therein for which said garage was originally designed and constructed by Declarant.

(f) Repairs. No Owner shall conduct major repairs to any vehicle of any kind whatsoever in his garage or upon the Association Property, except for emergency repairs thereto and then only to the extent necessary to enable the vehicle to be moved to a proper repair facility.

(g) Garage Doors. All garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage.

(h) Specific Parking Prohibitions.

(1) Driveways. No vehicles of any kind may be parked in a driveway if the driveway is nineteen feet (19') or less in length.

(2) Guest Parking. All open parking spaces and all curbside parking within the Project shall be used exclusively for guest parking and no Owner shall have any right to park any vehicle in such guest parking areas.

(3) Additional Vehicles. In no event shall more than two (2) vehicles be kept on or within any Condominium Unit.

(4) Acknowledgement of Parking Restrictions. Each Owner acknowledges and understands that the Project is subject to strict parking and traffic Rules and Regulations, and shall ensure that any person he sells his Condominium to (and his lessees, tenants and guests) also understands that the Project is subject to such Rules and Regulations.

Section 12. Compliance With Association Documents. All Owners shall comply with all of the Protective Covenants as set forth in the Association Documents.