Resident Regulations

Parking Rules

1. PREFACE

In order to promote safety, all drivers and pedestrians shall follow the same parking rules as required on public streets, unless otherwise specified herein.

2. GENERAL RULES The following Park

The following Parking Rules are enforced and are applicable to all persons owning, controlling or operating vehicles upon the carports, streets, sidewalks, parking areas, grounds, and other property overseen by Mutual Five.

 2.1. Shareholders are solely responsible for the actions of any VISITOR, RENTER/LESSEE (R/L), CAREGIVER or CONTRACTOR who has entered Mutual Five under their authorization, as well as any persons who have entered Mutual Five through their R/L's authorization. Therefore, the Shareholder is responsible for any fines and penalties associated with their unit that are imposed by Mutual Five.

2.2. Mutual Five is not liable for damaged, lost or stolen property.

2.3. GRF vehicles, such as maintenance or security vehicles assisting first responders or providing emergency services to a residential unit or Mutual Five property, are exempted from these policies.

2.4. Documentation:

2.4.1. No AUTHORIZED RESIDENT'S MOTOR VEHICLE, including GOLF CARTS and RECREATION VEHICLES (RVs) may be parked on Mutual Five property without displaying a GRF decal on its windshield and, in all cases practical, a Mutual 5 decal on its rear window.

2.4.2. No VISITOR, SERVICE PROVIDER, or CONTRACTOR's vehicle may be parked on Mutual Five property unless a valid GRF entry pass is visibly displayed. COMMERCIAL VEHICLES, RVs and VEHICLES USED FOR RECREATION (VUFR) without a windshield or dashboard must display the GRF entry pass secured to the vehicle or trailer.

 2.4.3. No motor vehicle shall be parked on Mutual Five property at any time without proof of current valid State registration and properly displayed, valid license plates.

2.5. Requirements:

 2.5.1. All persons parking in Mutual Five must observe California Vehicle Code Chapter 10.12 regarding time limits associated with the painted curbs and parking limitations listed in this document.

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! 1			2.5.2.	Curb or Parking space - Vehicles may park in a designated parking			
12				space or along a curb or sidewalk, unless otherwise provided herein.			
13			2.5.3.	Parallel parking on all Mutual Five street shall be in the direction of the			
14				flow of traffic.			
1 5			2.5.4.	Vehicles on a two-way street must be parked with the passenger-side			
16				wheels within 18 (eighteen) inches of the curb or sidewalk.			
1 7			2.5.5.	Except for COMMERCIAL VEHICLES, RVs or VUFRs more than 20			
18				feet in length, all MOTOR VEHICLES and GOLF CARTS must be			
19				parked completely within the marked boundaries of a parking space.			
50			2.5.6.	No MOTOR VEHICLE may be parked with any portion of the vehicle			
51				on a sidewalk.			
52			2.5.7.	At no time may a MOTOR VEHICLE be parked with any portion of the			
53				vehicle on the grass.			
54			2.5.8.	Vehicles may be parked for no more than 72 (seventy-two) hours in			
55				one location.			
56			2.5.9.	At no time may any vehicle be parked in a manner that creates a traffic			
57				hazard, interferes with PEDESTRIAN traffic, access to vehicles in			
58				carports, street or parking areas; or access to facilities or equipment.			
59			2.5.10.	STATE-REGISTERED MOTOR VEHICLES shall not park in GOLF			
60				CART- or LOW-SPEED VEHICLE (LSV)- designated spaces.			
31			2.5.11.	Pods, moving trailers or similar portable storage units are permitted			
62				on Mutual Five property for up to 72 (seventy-two) hours with prior			
3				authorization from the GRF Security Department or the Mutual Five			
64				president. Any such pod, moving trailer, or similar portable storage			
35				unit remaining beyond 72 hours may be removed by Leisure World			
66				Security at the Shareholder's expense, unless permission has been			
67				obtained from the Board of Directors.			
88			2.5.12.	Trailers not hitched to a vehicle cannot be parked on Mutual Five			
69			2.3.12.	property.			
70				property.			
7 1	3.	PARK	ING ZONE	ES .			
'2 '3		3.1.	Red Zor	ne: Vehicles in violation are subject to immediate tow at the VEHICLE			
74				owner's expense.			
'5			3.1.1.	Fire Hydrant: No vehicle shall park within fifteen (15) feet of a fire			
76				hydrant even if the curb is unpainted.			
77			3.1.2.	Fire Lanes: A vehicle may not be left unattended at any time.			
, 78			V=1	at all a late a lost an attachment at any time.			
79		3.2.	Blue 70	ne (Handicapped): Vehicles must display a valid, government-issued			
30		·		(handicapped) license plate or placard.			
-				1 1 1 1 1			

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3.3. Green Zone: Parking may not exceed twenty (20) minutes. However, when the vehicle is displaying a valid government-issued disabled plate or placard, the vehicle is permitted unlimited parking time in a Green Zone.

3.4. Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty) minutes.

3.5. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise restricted.

4. SPECIFIC VEHICLE TYPES

4.1. Commercial Vehicles:

4.1.1. COMMERCIAL VEHICLES must comply with parking rules and regulations within Mutual Five and must not obstruct or park on sidewalks or walkways, without proper authorization from the LWSB departments of Security or Physical Properties, or the Mutual Five President.

4.1.2. COMMERCIAL VEHICLES, including personal vehicles driven by EMPLOYEES or COMMERCIAL WORKERS, shall not be parked overnight on Mutual Five property without proper authorization from the LWSB departments of Security or Physical Properties or the Mutual Five President.

4.2. Golf Carts and Low-Speed Vehicles:

4.2.1. No Mutual Five resident may park a GOLF CART at their residence without displaying a state-issued handicapped placard. The GOLF CART must be parked on a pad meeting all Mutual Five specifications and with the approval of the Mutual Five Board of Directors. The shareholder is responsible for all costs related to the installation and removal of the pad.

4.2.2. GOLF CARTS AND LSVs may be parked in parking spaces or along curbs designated for GOLF CARTS or MOTOR VEHICLES. GOLF CARTS must be parked completely within the marked boundaries of a parking space.

4.2.3. GOLF CARTS AND LSVs may not be parked in any manner interfering with foot or vehicle traffic, in such a way to interfere with the entry or exit to a residential unit, or so that charging cords are placed across any walkway.

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121		4.2.4.	GOLF CARTS AND LSVs shall not be parked on a sidewalk or
122		405	walkway.
123		4.2.5.	VISITORS operating GOLF CARTS in Mutual Five may not park any
124 125			part of their GOLF CART on the grass. They must use a marked street
125 126			parking space or the GOLF CART parking spaces at the ends of the carports.
120			carports.
128	4.3.	Ricycles	and Electric Bicycles:
129	7.0.	4.3.1.	BICYCLES or ELECTRIC BICYCLES may not be parked in any
130		4.0.11	manner interfering with foot or vehicle traffic.
131		4.3.2.	Attended BICYCLES or ELECTRIC BICYCLES may be parked off
132			pavement during the day, but only in such a manner as not to damage
133			landscaping.
134		4.3.3.	BICYCLES or ELECTRIC BICYCLES shall not be parked on a
135			sidewalk or a GOLF CART pad.
136		4.3.4.	Overnight parking of bicycles on Mutual Five property is not permitted.
137			Bicycles must be stored on porches, in a carport or inside a unit.
138			
139	4.4.	Mobility	Scooters
140		4.4.1.	MOBILITY SCOOTERS may be parked in parking spaces designated
141			for "scooters" or "GOLF CARTS."
142		4.4.2.	MOBILITY SCOOTERS may not be parked in any manner interfering
143			with foot or vehicle traffic.
144		4.4.3.	Parking a MOBILITY SCOOTER on a walkway or sidewalk is
145			prohibited.
146		_	
147	4.5.		onal Vehicles (RV) or Vehicle Used for Recreation (VUFR)
148		4.5.1.	Other than those belonging to Mutual Five AUTHORIZED
149			RESIDENTS, no RV or VUFR shall be parked on Mutual Five property
150			without displaying a Security Department-issued decal or an entry
151		450	pass.
152		4.5.2.	No RV or VUFR can be parked for more than 72 (seventy-two) hours
153 154		4.5.3.	on Mutual Five property.
15 4 155		4.3.3.	Other activities, such as vehicle maintenance, sleeping, cooking or resting in the RV or VUFR, are not allowed.
156		4.5.4.	A RV or VUFR must be parked with engine and accessory equipment
157		7.5.7.	(e.g. exterior lights, air conditioner, audio and video equipment) shut
158			off. The generator may be used while loading or unloading the vehicle
150			and ONLY between the hours of 8:00 a m, and 8:00 n m

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4.5.5.

Extensions such as slide-outs, tilt-outs, and awnings must remain

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161				closed. S	teps must not block the	sidewalk.				
162			4.5.6.		VUFR shall not be atta		ternal pow	er or water		
163				supply.						
164			4.5.7.	• .	jacks, if used, must incl	ude a base pla	te sufficient	t to prevent		
165				_	to pavement.					
166			4.5.8.		als or children shall be le	eft unattended	on or within	any RV or		
167			4.5.0	VUFR at	•					
168			4.5.9.	Mutual Fi	ive is not liable for dama	aged, lost or sto	olen proper	ty.		
169 170	5.	SDECI	AL CIDCII	IMSTANCE	=e					
170 171	5.	SPECIA	AL CIRCO	JIVIS I ANCE	23					
172		5.1.	No anim	al or child	is allowed to be left ald	nne in anv narl	kad vahida	on Mutual		
173		J.1.			nal Control or Seal Bea	• •				
174			immedia		iai control of coal boa	orr r onco, roop	oonvoly, wi	ii bo canca		
175		5.2.		•	shall not be displayed or	n anv vehicle or	n Mutual Fiv	e property.		
176		5.3.			be washed; repaired an	•				
177					ny Mutual Five property	•	•	•		
178				Ü						
179	6.	TOWIN	IG							
180		The Mu	utual Five	Board of [Directors has authorize	d the LSWB S	ecurity Dep	partment to		
181		enforce	the park	ing rules o	of Mutual Five in comp	liance with Ca	lifornia Veh	nicle Code,		
182		Section	n 22658, w	hich may re	esult in the towing of a ve	ehicle at the vel	nicle owner	's expense.		
183								_		
184		6.1.			S subject to Immediate	e Towing at th	ne MOTOR	VEHICLE		
185				expense:						
186			6.1.1.		red zones designating f		hydrants;			
187			6.1.2.	•	rked in any no-parking					
188			6.1.3.	•	arked in handicapped s	•	a proper s	tate-issued		
189 190			6.1.4.	•	r disabled license plate	•				
190			6.1. 4 . 6.1.5.		properly posted constru ocking entrances, exits a		or prevent	ting access		
192			0.1.5.		eration of, another moto		, or preven	ing access		
193			6.1.6.		aking gasoline, oil or an		iide			
194			6.1.7.		TED VEHICLES:	iy nazaradas ne	iido.			
195			U 11111		Boats or unattached tr	ailers [.]				
196				6.1.7.2.		J				
197				6.1.7.3.	Unlicensed and/or off-	road vehicles (except golf	carts):		
198				6.1.7.4.	Any MOTOR VEHIC	,		, .		
199					registration;		J			
200				6.1.7.5.	Any AUTHORIZED	RESIDENT'S	MOTOR	VEHICLE,		
					-					

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GOLF CART or RV that does not display a current GRF 201 decal or identifying RFID tag. 202 203 6.1.7.6. Aircraft.

6.2. OTHER PARKING VIOLATIONS SUBJECT TO TOWING

Any vehicle issued a Mutual Five Rules Violation notice for a violation not subject to immediate towing shall be subject to towing 72 hours after the citation is posted.

7. **ENFORCEMENT OF RULES**

Penalties imposed for violating these regulations and procedures for appealing a citation for violating these regulations are listed in Rule 7585.05, Protocol for Enforcing Governing Documents.

Document History

Adopted: 20 Apr 2022

Keywords: Mutual Five Parking Rules

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