

MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THIRD LAGUNA HILLS MUTUAL  
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

**April 15, 2014**

The Regular Meeting of the Third Laguna Hills Mutual Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, April 15, 2014 at 9:30 A.M. at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Mike Straziuso, Kathryn Freshley, Beth Perak, Judith Troutman, Jim Juhan, Rosemarie di Lorenzo Dickins, Ray Gros, Hank Gioia, Wei-Ming Tao, Won Chang, Bert Moldow

Directors Absent: None

Staff Present: Jerry Storage, Kim Taylor, Kelly Richardson, Esq.  
Executive Session: Jerry Storage, Kim Taylor, Kelly Richardson, Esq., Blessilda Fernandez, Francis Rangel, Wendy Panizza, Cynthia Grace

Others Present: None

**CALL TO ORDER**

Director Mike Straziuso, President, called the meeting to order at 9:30 A.M.

**PLEDGE OF ALLEGIANCE**

Director di Lorenzo Dickins led the Membership in the Pledge of Allegiance.

**ACKNOWLEDGEMENT OF MEDIA**

A representative of the Globe was not present for the meeting and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

**APPROVAL OF AGENDA**

Director Perak moved to remove item (12f) 'Discuss Clarity regarding Board Policy on Expanding Manors into the Common Area' from the agenda. Director Gros seconded the motion.

By a vote of 6-4-0 the amendment carried. Without objection, the agenda was approved as amended.

**CHAIR'S REMARKS**

President Straziuso commented on the United vs GRF lawsuit and announced that Third Laguna Hills Mutual has filed an Intervenor to protect Third Mutual's interest.

**APPROVAL OF THE MINUTES**

Without objection, the Board approved both the March 18, 2014 Regular Meeting minutes as written and the March 28, 2014 Special Meeting minutes as written.

## **CONSENT CALENDAR**

Director Moldow moved to remove '3302-P Deny request for Photovoltaic solar panels on Shared Roof Space' and move it under the Maintenance & Construction Committee report as item 15(c). Without objection, the Board approved the Consent Calendar as amended and took the following actions:

### Maintenance & Construction Committee Recommendations:

3138-C	Approve request for bathroom addition, with contingencies
3164-A	Deny request for a front room addition
3164-A	Deny request for a rear bedroom extension and rear patio addition
3231-D	Approve request for an east side room addition, with contingencies
3231-D	Deny request for exterior alterations
3369-A	Approve request for wrought iron fence in Common Area at rear of manor, with contingencies
5084	Approve request to extend the Master Bedroom, with contingencies
5400-A	Approve request for a planter wall, mow strip and Trex® landing, with contingencies
5462-A	Approve request for a freestanding patio cover, with contingencies

### Landscape Committee Recommendations:

None

### Finance Committee Recommendations:

## **RESOLUTION 03-14-32**

### **Notice of Delinquent Assessment**

**WHEREAS**, Member ID 931-580-69 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-580-69; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution

**RESOLUTION 03-14-33**

**Notice of Delinquent Assessment**

**WHEREAS**, Member ID 931-581-27 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-581-27; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**RESOLUTION 03-14-34**

**Notice of Delinquent Assessment**

**WHEREAS**, Member ID 931-660-41 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-660-41; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**RESOLUTION 03-14-35**

**Notice of Delinquent Assessment**

**WHEREAS**, Member ID 931-710-29 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-710-29; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**RESOLUTION 03-14-36**

**Notice of Delinquent Assessment**

**WHEREAS**, Member ID 931-900-58 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 931-900-58; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**RESOLUTION 03-14-37**

**Notice of Delinquent Assessment**

**WHEREAS**, Member ID 932-201-54 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-201-54; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**RESOLUTION 03-14-38**

**Notice of Delinquent Assessment**

**WHEREAS**, Member ID 932-380-13 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 932-380-13; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**RESOLUTION 03-14-39**

**Notice of Delinquent Assessment**

**WHEREAS**, Member ID 934-500-12 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 934-500-12; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**RESOLUTION 03-14-40**

**Notice of Delinquent Assessment**

**WHEREAS**, Member ID 933-800-28 is currently delinquent to Third Laguna Hills Mutual with regard to the monthly assessment; and

**WHEREAS**, a Notice of Delinquent Assessment (Lien) will be filed upon adoption of this resolution following at least a majority vote of the Board (with no delegation of such action by the Board), acting in an open meeting, and for which the Board's vote is recorded in the minutes;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the recording of a Lien for Member ID 933-800-28; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**RESOLUTION 03-14-41**

**Small Claims Court Cases – Delinquent Assessments**

**WHEREAS**, the Finance Committee recommends filing separate Small Claims Court cases of \$2,500 (or less) in an attempt to collect delinquent assessments

by way of a judgment or stipulation against members/owners in Third Laguna Hills Mutual; and

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors hereby approves the filing of separate Small Claims Court cases for: Member ID 931-530-29, Member ID 932-120-63, Member ID 932-950-67, Member ID 935-090-51, Member ID 931-581-27, and Member ID 931-660-41; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

### **GENERAL MANAGER'S REPORT**

Due to illness, the General Manager did not deliver his report.

### **MEMBER COMMENTS**

Third Mutual Members were given the opportunity to speak and the Directors briefly responded.

### **UNFINISHED BUSINESS**

Director Troutman read a proposed resolution exempting Single-Family Home Alteration Metal Garage Doors with a White/Off-White Factory Finish from the Mutual's Paint Program Policy, which was postponed to conform to the 30-day notification requirement. Director Troutman moved to approve the resolution. Director Perak seconded the motion and discussion ensued.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

### **RESOLUTION 03-14-42**

#### **Single-Family Home Alteration Metal Garage Doors with a White/Off-White Factory Finish to be Exempt from the Mutual's Paint Program Policy**

**WHEREAS**, alteration metal garage doors, like other components of a residential building, are painted the Board-approved color schemes for the body or accent color during the Mutual's Exterior Paint Program; and

**WHEREAS**, the Member at 5098 Avenida Del Sol, a single-family residence with an alteration metal garage door with a white/off-white factory finish, requested the Mutual not paint his garage door during the Exterior Paint Program; and

**WHEREAS**, some of the color schemes for the Mutual's Exterior Paint Program include white or off-white colors for the body, trim or accent color; and

**WHEREAS**, alteration metal garage doors with a white/off-white factory finish color may closely match the Board-approved color scheme for a particular building;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, the Board of Directors hereby adopts a policy for Exempting Alteration Metal Garage Doors on Single-Family Homes with a White/off-white Factory Finish from being painted during the Exterior Paint Program when white/off-white is part of the approved color scheme for that particular building; and

**RESOLVED FURTHER**, the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Troutman read a proposed resolution approving the Resident Vehicle Decal Limit, which was postponed to conform to the 30-day notification requirement. Director Troutman moved to approve the resolution. Director Chang seconded the motion and discussion ensued.

By a vote of 9-1-0 the motion carried and the Board of Directors adopted the following resolution:

**Resolution 03-14-43**

**Resident Vehicle Decal Limit**

**WHEREAS**, the Mutual currently does not limit the number of vehicle decals issued to each member; and

**WHEREAS**, the Mutual has determined that restricting the number of vehicles registered per manor would result in a more efficient utilization of the limited number of available parking areas within the Mutual;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, the Board of Directors of this Corporation hereby approves a Resident Vehicle Decal Limit based on the number of original bedrooms in each manor; and

**RESOLVED FURTHER**, up to two vehicle decals could be issued for a one-bedroom manor; and

**RESOLVED FURTHER**, up to three vehicle decals could be issued for a two-bedroom manor; and

**RESOLVED FURTHER**, up to three vehicle decals could be issued for a three-bedroom manor; and

**RESOLVED FURTHER**, up to two vehicle decals for golf carts and/or golf cars could be issued regardless of the number of original bedrooms in a manor; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Troutman read a proposed resolution approving revisions to the Traffic Rules and Regulations, which was postponed to conform to the 30-day notification requirement. Director Troutman moved to approve the resolution. Director di Lorenzo Dickins seconded the motion and discussion ensued.

By a vote of 10-0-0 the motion carried and the Board of Directors adopted the following resolution:

**RESOLUTION 03-14-44**

**Traffic Rules and Regulations**

**WHEREAS**, by way of Resolution 03-14-06 the Board of Directors of this Corporation has adopted standards for traffic enforcement and parking enforcement, and in an effort to provide comprehensive traffic rules and regulations enforceable to the residents of Third Mutual, both standards have been consolidated to improve consistency within the community; and

**WHEREAS**, the Traffic Rules and Regulations are intended to mirror the California Vehicle Code and to adhere to the Davis-Stirling Act;

**NOW THEREFORE BE IT RESOLVED**, April 15, 2014, that the Board of Directors of this Corporation hereby adopts the revised Third Laguna Hills Mutual Vehicle, Traffic, and Parking Rules, as attached to the minutes of this meeting; and

**RESOLVED FURTHER**, that Resolution 03-14-06 adopted January 21, 2014 is hereby superseded and cancelled; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**NEW BUSINESS**

Director Troutman read a proposed resolution approving the Revisions to the Real Estate Signage Policy:

**RESOLUTION 03-14-XX**

**THIRD LAGUNA HILLS MUTUAL OPEN HOUSE/BROKER PREVIEW  
POLICY**

**WHEREAS**, the GRF Board has passed a Resolution allowing Open House directional signage to be posted on GRF property with the intention of improving the marketability of cooperatives and condominiums in Laguna Woods Village; and

**WHEREAS**, providing directional signage to a particular cul-de-sac to a scheduled Open House will help guide traffic to the cooperative or condominium for sale or rent; and

**NOW THEREFORE BE IT RESOLVED**, May 20, 2014, that open houses in Third Mutual are hereby authorized to be held every Saturday and Sunday, between the hours of 11:00 A.M. and 4:00 P.M.; and

**RESOLVED FURTHER**, that broker previews are hereby authorized to be held every Wednesday and Thursday, between the hours of 9:30 A.M. and 1:30 P.M.; and

**RESOLVED FURTHER**, that a maximum of three signs with a maximum size of 24" x 24" may be displayed, in accordance with Section 713 of the California Civil Code; and signs shall be placed only at the entrance to, and within the cul-de-sacs in which the manor is located; and

**RESOLVED FURTHER**, directional signs shall be placed at street intersections to direct traffic to a specific cul-de-sac. There shall be one sign per direction with a maximum of four signs per intersection; and

**RESOLVED FURTHER**, directional signs shall be with 24" x 9" corrugated plastic with vinyl lettering and adhere to the GRF approved colors, font and logo; and

**RESOLVED FURTHER**, real estate agents shall be responsible for providing the signs and shall adhere to the specifications in accordance with this resolution; and

**RESOLVED FURTHER**, non-conformance to this policy shall result in removal of sign from premises; and

**RESOLVED FURTHER**, that signs may be posted on the day of the open house no earlier than 10:00 A.M. and must be removed no later than 5:00 P.M. on the same day, and that signs may be posted on the day of the broker

preview no earlier than 9:00 A.M. and must be removed no later than 2:00 P.M. on the same day; and

**RESOLVED FURTHER**, that non-residents wishing to visit the open house/broker preview must be either accompanied by a licensed real estate agent who has been approved for Laguna Woods Village entry, or granted Gate access by the Seller/Resident of the property; and

**RESOLVED FURTHER**, that members selling their properties "For Sale By Owner" shall be required to comply with the same guidelines as Realtors; and

**RESOLVED FURTHER**, that Resolution 03-13-45, adopted April 16, 2013, is hereby superseded and cancelled; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Troutman moved to approve the resolution. Director Gros seconded the motion and discussion ensued.

Without objection, the Board postponed the resolution to the May meeting to satisfy the 30-day notification requirement.

Director Moldow moved to draft a letter of approval stipulating all contingencies that will allow leasing of Solar Panels. Director Freshley seconded the motion.

Director Freshley moved to amend the motion to include the provision that staff will revise the standards to allow members to lease solar equipment and look into any possible associated risk management issues. Director Juhan seconded the amendment.

By a vote of 10-0-0 the amendment carried.

Without objection, the Board directed Staff to prepare guidelines for Member use once the procedure has been approved.

Director Moldow moved to have President Straziuso on behalf of the Third Board, with Director Moldow's assistance, draft and send a Letter to California Public Utilities Commission regarding SDG&E's planned tariff hike and to express the Boards concern with the tariff hike. Director di Lorenzo Dickins seconded the motion.

Members commented on the motion.

By a vote of 10-0-0 the motion carried.

Director Moldow moved that the Energy Sub-Committee be given the status of a full committee. Director di Lorenzo Dickins seconded the motion.

Members commented on the motion.

Director Troutman moved to amend the motion to approve the Energy Sub-Committee be given the status of Standing Committee. Director di Lorenzo Dickins seconded the motion. By a vote of 10-0-0 the amendment carried.

By a vote of 10-1-0 the motion carried as amended.

Director Moldow moved to appoint Shari Horne and Doug Rook as Advisors to the Energy Committee. Director Gros seconded the motion.

Director Juhan moved to amend the motion to remove Doug Rook as an Advisor and further, announce to the community that the Committee is seeking a person to serve as an advisor. Director Troutman seconded the motion.

By a vote of 3-6-0 the amendment failed.

Members commented on the motion.

By a vote of 9-0-0 the original motion carried.

Due to lack of consideration, agenda item 12(g) Discuss and Consider Blanket Recordation was not discussed.

The Board discussed Director Freshley's statements made at the GRF April 2014 Meeting with regard to violations of Third Mutual's Conduct Guidelines for Directors, Resolution 03-13-18.

### **COMMITTEE REPORTS**

Director Gioia gave the Treasurer's and the Finance Committee Reports, and commented on the Resale & Lease Activities.

Director Juhan reported from the Landscape Committee.

Director Troutman reported from the Maintenance and Construction Committee.

Director Troutman read a proposed resolution approving installation of LED lights at Building 2389, with an appropriation not to exceed \$5,000 from the Unappropriated Expenditures Fund, as a test case to evaluate cost effectiveness, aesthetics and resident approval. Director Troutman moved to approve the resolution. Director di Lorenzo Dickins seconded the motion and discussion ensued.

By a vote of 9-0-0, the motion carried and the Board of Directors adopted the following resolution:

**Resolution 03-14-45**

**Installation of LED Lights at Building 2389**

**WHEREAS**, exterior common area lighting in Third Mutual is original installation technology common at the time of construction; and,

**WHEREAS**, subsequent innovations in exterior lighting technology, including Light Emitting Diode (LED) exterior lighting are now available; and,

**WHEREAS**, LED lighting is more energy efficient and less costly to operate than the lighting technology currently employed in the Mutual; and,

**WHEREAS**, there may be sufficient economic benefit to justify a change to LED exterior lighting in the Mutual;

**NOW THEREFORE BE IT RESOLVED**, that on April 15, 2014, the Board of Directors authorizes a supplemental appropriation totaling \$5,000 from the Unappropriated Expenditures Fund for LED lights to be installed at Building 2389 as a test case for the Third Energy Committee to evaluate their cost effectiveness, aesthetics, and resident approval; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Moldow reported from the Energy Subcommittee.

Director Moldow moved to allow Mr. Jack Davis of 3302-P install photovoltaic solar panels on shared roof space at his manor. Director Wei-Ming seconded the motion.

By a vote of 9-0-0 the motion carried.

Director Juhan reported from Resident Problem Resolution Services.

Director Chang reported from the Revitalization Committee.

Director Gros reported from the Traffic Rules and Regulations Ad-hoc Committee.

Director Perak reported from the Communications Committee.

Director Gros reported on the Laguna Canyon Foundation.

**GRF Committee Reports Highlights**

Director di Lorenzo Dickins reported from the Maintenance and Construction Committee regarding the recent bus tour to view proposed 2015 Capital Plan projects. Director Dickins also reported on a visit that she and Mary Stone conducted at certain clubhouses and some items they identified that need attention.

Director Troutman reported from the Recreation Master Plan Ad Hoc Committee.

**DIRECTORS' COMMENTS**

Directors made their final comments.

**ADDITIONAL MEMBER COMMENTS**

No additional member comments were made.

The Board recessed at 1:15 P.M. and reconvened into Executive Session at 2:00 P.M.

**Summary of Previous Closed Session Meetings per Civil Code Section §4935**

During its March 18, 2014 Regular Executive Session Board Meeting, the Board approved the February 18, 2014 Regular Executive Session minutes as written. The Board heard four disciplinary hearings and imposed \$500 fines for violations of the Mutual's rules and regulations; approved one notice of default; approved two Delinquent Assessment Write-offs; the Board heard nine Damage Restoration Hearings; discussed potential litigation matters; and discussed other member disciplinary matters.

With no further business before the Board of Directors, the meeting was adjourned at 5:15 PM.

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Judith Troutman, Secretary

**Third Laguna Hills Mutual, Laguna Woods, California**  
**VEHICLE, TRAFFIC, AND PARKING RULES**  
**April 15, 2014, Resolution 03-14-44**

The following Vehicle, Traffic, and Parking Rules are strictly enforced and are applicable to all pedestrians and persons controlling or operating vehicles on any real property regulated by Third Laguna Hills Mutual. This generally refers to the cul-de-sacs, parking areas, sidewalks, and grounds regulated by the Mutual.

**1 PREFACE**

(See Section 2 – Definitions, for words appearing in ALL CAPITAL LETTERS.)

To promote safety, the BOARD requires that all drivers and vehicles IN THIRD follow the same rules for driving and parking as are expected on public streets, unless otherwise specified in herein.

Enforcement is the responsibility of the Laguna Woods Village Security Division, unless otherwise designated by law. All persons must stop when directed or signaled by a member of Security and provide all items of identification as requested, such as GRF identification card, driver's license, vehicle registration, gate pass, etc.

Security Officers will issue Notices of Violation for violation of these rules. Drivers in violation may be subject to a fine and other disciplinary action. Vehicles parked in violation may be subject to a fine, and towed-away at the vehicle owner's expense.

The BOARD kindly reminds everyone that parking space is a valuable and limited resource.

- RESIDENTS are encouraged to limit their number of vehicles kept IN THIRD.
- Please remind your guests to use UNASSIGNED PARKING or your own ASSIGNED PARKING space. Use of another RESIDENT'S ASSIGNED PARKING space without their permission can result in a Notice of Violation, fine, and tow-away at the vehicle owner's expense.
- The use and control of an ASSIGNED PARKING space rests exclusively with the RESIDENTS of the associated MANOR.
- A NON-RESIDENT party to a MANOR such as a MEMBER, owner, leasing agent, power of attorney, successor trustee, conservator, etc. may not keep any vehicle in the Village when the subject MANOR is occupied by a RESIDENT.

The MEMBER is responsible for any violation occurring in their ASSIGNED PARKING.

The MEMBER is responsible for any violation committed by their delegate, invitee, renter or lessee, and any invitee of a delegate, renter or lessee.

**See the Resource Guide (appendix) for additional information.**

## **2 DEFINITIONS**

Words appearing in ALL CAPITAL LETTERS are defined in this section.

### **2.1 ABANDONED VEHICLE**

A MOTOR VEHICLE having ***either*** of the following attributes:

- Appears deserted, neglected, unsightly, or INOPERABLE.
- If in UNASSIGNED PARKING, has not been moved within a 21 day period unless previously receiving written authorization from the Security Division. (See Section 7.5 - Resident's Extended Parking.)

### **2.2 ASSIGNED PARKING**

A defined parking location such as a carport, parking garage space, or MANOR driveway or garage that has ***both*** of the following attributes:

- Is regulated by the Mutual.
- Is allotted as an exclusive use area of a particular MANOR.

### **2.3 BOARD**

The Board of Directors or its delegated Committee.

### **2.4 BICYCLE**

A device, upon which a person can ride, propelled by human power through pedals, a belt, chain, or gears and having one or more wheels.

- A motorized bicycle is classified as a MOTOR VEHICLE, not a BICYCLE.

### **2.5 COMMERCIAL VEHICLE**

A vehicle displaying ***any*** of the following attributes:

- Of a type used or maintained for the transportation of persons for hire, compensation, or profit.  
Examples: taxi cab, limousine, any vehicle originally designed to carry 12 or more passengers.
- Designed, used, or maintained primarily for the transportation of property.
  - Includes any vehicle mounted with a utility body/bed, or aftermarket storage chest, or aftermarket equipment carrier. However, a carrier designed for specific sports or athletic equipment (e.g. bicycle or ski rack) is acceptable.
- Used, specially equipped, or advertised for commercial purposes.

Examples: MOTOR TRUCK, cargo trailer, PICKUP TRUCK with a ladder rack or utility body or carrying visible tools or merchandise, van with business advertising displayed or carrying visible tools, chests, racks or merchandise.

EXCEPTIONS:

- PICKUP TRUCKS and passenger vehicles (including commuter carpooling vans of up to 11 passenger capacity) are not COMMERCIAL VEHICLES unless used, specially equipped, or advertised for commercial purposes.

**2.6 EMPLOYEE**

A person who is employed by the managing agent.

**2.7 GRF**

The Golden Rain Foundation of Laguna Woods.

**2.8 GOLF CART**

A MOTOR VEHICLE having **all** of the following attributes:

- Having not less than three wheels in contact with the ground.
- Having an unladen weight of less than 1,300 pounds.
- Designed to be operated at no more than 20 mph.
- Designed to carry golf equipment and passengers.
- Is exempt from California Motor Vehicle Registration.

**2.9 GOLF CAR**

A MOTOR VEHICLE that has **all** the attributes of a Low Speed Vehicle (LSV) or Neighborhood Electric Vehicle (NEV):

- Having 4 wheels.
- Having a gross vehicle weight rating of less than 3,000 pounds.
- Designed to attain a speed of more than 20 miles per hour and not more than 25 miles per hour on a paved level surface.
- May legally be driven on public streets with a maximum speed limit of 35 miles per hour.
- Requires government motor vehicle registration on a public street.

**2.10 GUEST**

A NON-RESIDENT approved for entry into LAGUNA WOODS VILLAGE by an authorized party for a MANOR, or by the managing agent.

**2.11 GUEST PARKING**

A parking location that is marked as such by a sign, or curb or pavement marking is reserved for GUEST use only.

**2.12 LOW SPEED VEHICLE (LSV)**

See GOLF CAR.

**2.13 IN LAGUNA WOODS VILLAGE**

Any real property governed by GRF or a Mutual Corporation IN LAGUNA WOODS VILLAGE.

**2.14 IN THIRD**

Any real property governed by Third Laguna Hills Mutual.

### **2.15 INOPERABLE VEHICLE**

A partial or complete vehicle displaying **any** of the following attributes:

- Does not show current, government issued license and registration for on-street operation.
- Is government registered with a classification of non-operational, or for a use other than on-street.

Examples: "Planned Non Operation," "Off Highway Vehicle," and watercraft registrations.

#### **EXCEPTION:**

- The above registration provisions do not apply to GOLF CARTS. See Section 5.2 – Vehicle Registration Required.
- Lacks any original and complete design component. (Examples: motor, fender, hood, wheel, light.)
- Appears unable to legally or safely operate on the street in its present condition.

Examples: does not run, significant disassembly or collision damage, leaking fluids, flat tire, tire off ground, vehicle up on blocks.

- Presents a nuisance or hazard as determined by the BOARD.

### **2.16 MANOR**

A dwelling unit IN LAGUNA WOODS VILLAGE.

### **2.17 MEMBER**

The person having legal accountability to GRF or a Mutual Corporation for a Manor.

### **2.18 MOTOR TRUCK**

A MOTOR VEHICLE designed, used, or maintained primarily for the transportation of property.

### **2.19 MOTOR VEHICLE**

A vehicle that is self-propelled.

#### **EXCEPTIONS:**

- A self-propelled wheelchair, invalid tricycle, electric personal assistive mobility device (example: Segway) or motorized quadricycle.

### **2.20 NEIGHBORHOOD ELECTRIC VEHICLE (NEV)**

See GOLF CAR.

### **2.21 NON-RESIDENT**

A person who is not a legal occupant of a MANOR IN LAGUNA WOODS VILLAGE.

### **2.22 NON-RESIDENT VEHICLE**

Any vehicle not registered as a RESIDENT VEHICLE with GRF.

### **2.23 PICKUP TRUCK**

A MOTOR TRUCK having **all** of the following attributes:

- Is equipped with an open box-type bed not exceeding 9 feet in length.
- Has an overall vehicle length not exceeding 22 feet.
- Has only 2 axles.
- Has an unladen weight of less than 8,001 pounds.
- Has a manufacturer's gross vehicle weight rating of less than 11,500 pounds in single rear wheel configuration, or 14,000 pounds in dual rear wheel configuration.

PICKUP TRUCK does not include a vehicle otherwise meeting the above definition that is equipped with a bed-mounted storage compartment unit commonly called a "utility body" or "utility bed."

A vehicle otherwise meeting the above definition that is mounted with an equipment rack or storage chest, or displays advertising is deemed to be a COMMERCIAL VEHICLE.

A PICKUP TRUCK mounted with a camper unit extending over the cab or equipped with food preparation and sleeping areas is deemed to be a RECREATIONAL VEHICLE. See Section - 7.8 Recreational Vehicles Restricted.

#### **2.24 PEDESTRIAN**

A person who is either of the following:

- On foot or using a means of conveyance propelled by human power other than a BICYCLE.
- Operating a self-propelled or motorized wheelchair, invalid tricycle, electric personal assistive mobility device (example: Segway) or motorized quadricycle.

#### **2.25 RECREATIONAL VEHICLE (RV)**

A vehicle so defined in the GRF Recreational Vehicle (RV) Parking Areas Rules and Regulations.

#### **2.26 RESERVED PARKING**

A parking location that is marked as such by a sign, or curb or pavement marking is set-aside for use only by the named user(s).

#### **2.27 RESIDENT**

A BOARD approved, legal occupant of a MANOR IN LAGUNA WOODS VILLAGE.

#### **2.28 RESIDENT VEHICLE**

A vehicle that has all of the following attributes:

- A RESIDENT has exclusive use thereof.
- Is of a type approved by GRF.
- Is registered with GRF.

#### **2.29 SAFELIST**

A register maintained by the Security Division to document vehicles granted a limited exception to certain parking rules. Examples: Extended RESIDENT'S absence, overnight RV parking, late night calls for overnight guests without a parking permit.

### **2.30 SPONSOR**

A RESIDENT, MEMBER or delegate for a MANOR, who approves the admission of any NON-RESIDENT into Laguna Woods Village,

**OR,**

A person representing an organization or business entity for the purpose of requesting entry for themselves or another into Laguna Woods Village.

### **2.31 UNASSIGNED PARKING**

A proper parking location having ***both*** of the following attributes:

- Not an ASSIGNED PARKING space for a particular MANOR or RESIDENT.
- Not designated as GUEST PARKING or RESERVED PARKING.

### **2.32 UNAUTHORIZED VEHICLE**

A vehicle having ***both*** of the following attributes:

- NON-RESIDENT VEHICLE.
- Parked IN THIRD at any time between the hours of 12:00 a.m. (midnight) and 6:00 a.m. without displaying a valid GRF Overnight Parking Permit.

### **2.33 VISITOR PARKING**

See GUEST PARKING.

**See the Resource Guide (appendix) for additional information.**

## **3 BOARD AUTHORITY and ENFORCEMENT**

### **3.1 BOARD AUTHORITY**

The BOARD establishes and from time to time updates these rules, and decides upon fines and other disciplinary actions for violations.

Fines and other disciplinary actions may be greater for repeated violations within a 3 year period.

The BOARD at its discretion may approve case-by-case exceptions to these rules.

The BOARD endorses the traffic rules of GRF and the other Mutual Corporations. Notices of Violation issued in another Mutual's area to RESIDENTS of Third Laguna Hills Mutual will be adjudicated as if the violation had occurred IN THIRD.

The BOARD will appoint a Traffic Committee comprised of three (3) BOARD members. The Traffic Committee will schedule Traffic Hearings as necessary to adjudicate Notices of Violation. The Traffic Hearing is a closed meeting that the alleged violator is invited to attend.

Notices of violation, traffic hearings, assessment of fines and other disciplinary actions are administrative processes of GRF and the Mutual Corporations in Laguna Wood Village.

### **3.1.1 MEMBER**

A MEMBER is subject to the payment of a fine and other disciplinary action imposed by the BOARD for any violation committed by the MEMBER, or any delegate, occupant, lessee, renter, invitee or guest of the MEMBER.

### **3.1.2 RESIDENT**

A RESIDENT is subject to the payment of a fine and other disciplinary action imposed by the BOARD for any violation committed by the RESIDENT, or any delegate, occupant, lessee, renter, invitee or guest of the RESIDENT. Responsibility for non-compliance with any such disciplinary action transfers to the applicable MEMBER.

### **3.1.3 NON-RESIDENT**

A NON-RESIDENT is subject to confiscation of their gate pass and other loss of community access privileges as determined by the Community Access Department, and assessment of a fine and other disciplinary action imposed by the BOARD for any violation committed by the NON-RESIDENT.

### **3.1.4 SPONSOR OF A GUEST**

If a GUEST fails to pay a fine or comply with other disciplinary requirements determined by the BOARD, responsibility transfers to the RESIDENT SPONSOR who authorized the violator into Laguna Woods Village. Responsibility for non-compliance with any such disciplinary action by the SPONSOR transfers to the applicable MEMBER.

### **3.1.5 ON-DUTY EMPLOYEE**

An on duty EMPLOYEE of the managing agent is held to the same standard of safe driving as all others.

A violator is subject to disciplinary action, including potential loss of driving privileges, in accordance with the managing agent's Human Resources policy and procedure.

### **3.1.6 OFF DUTY EMPLOYEE**

The Notice of Violation is unrelated to work and adjudicated under BOARD authority as a RESIDENT or NON-RESIDENT.

## **3.2 SECURITY DIVISION ENFORCEMENT**

Enforcement of these rules is the responsibility of the Laguna Woods Village Security Division, unless otherwise designated by law.

Security Officers will issue a Notice of Violation for any violation of these rules.

All persons must stop when directed or signaled by any member of Security, and provide all items of identification as requested, such as GRF identification card, driver's license, vehicle registration, and gate pass.

### **3.3 NOTICE OF VIOLATION PROCESSING - RESIDENTS, MEMBERS, OWNERS, and NON-RESIDENTS**

Except for Notices of Violation issued under GRF authority, Traffic Hearings for RESIDENTS will be held by the Mutual Traffic Committee where the alleged violator resides or is a MEMBER.

Traffic hearings for NON-RESIDENTS will be held by the Mutual Traffic Committee governing the location where the alleged violation occurred. However, if the NON-RESIDENT'S SPONSOR resides in a different Mutual, the traffic hearing will be heard in the SPONSOR'S Mutual.

#### **3.3.1 TRAFFIC HEARING NOTICE**

Following a Notice of Violation, the alleged violator will be sent a letter scheduling a Traffic Hearing date and time. This letter will be sent at least 15 days before the hearing.

#### **3.3.2 TRAFFIC HEARING**

The Traffic Hearing will be a closed meeting. The Committee will hear testimony and consider evidence from the alleged violator and Security staff.

If an alleged violator chooses not to attend their hearing, the Committee will make its decision based on the Notice of Violation and other evidence presented.

After each hearing, the Committee will render its decision.

The Traffic Hearing will be documented by a written report of the proceedings.

A letter stating the Committee's decision will be sent to the alleged violator within 10 days following the hearing. If the Committee finds the individual guilty, the letter will inform the violator of the penalty and present the choice of paying the scheduled fine, or attending Traffic School if eligible.

#### **3.3.3 TRAFFIC SCHOOL**

The Laguna Woods Village Traffic School will be a 2 hour class addressing traffic safety topics, and designed for Laguna Woods Village drivers.

Traffic School is available to a violator once during any 3 year period.

The Security Division will provide instructors to teach Traffic School.

Every attendee must pay an administrative fee prior to attending Traffic School.

#### **3.3.4 FINES**

Third Laguna Hills Mutual adopts the fine structure of GRF for traffic violations. Fines are set by the latest GRF schedule.

### **3.4 NOTICE OF VIOLATION PROCESSING – ON DUTY EMPLOYEES**

The Notice of Violation will be forwarded to the managing agent's Director of Human Resources for handling according to the managing agent's disciplinary policy.

**See the Resource Guide (appendix) for additional information.**

#### **4 TOWING POLICY**

The California Vehicle Code authorizes private property tow-away at the vehicle owner's expense. The Security Division has been authorized by the BOARD to enforce these rules in compliance with California Vehicle Code § 22658.

Violations may result in tow-away at the vehicle owner's expense. Vehicles may be towed immediately or after a 96 hour waiting period as indicated below.

##### **4.1 IMMEDIATE TOW AWAY**

###### **4.1.1 SECURITY DIVISION TOWING**

The Security Division is authorized to immediately tow-away at the vehicle owner's expense any vehicle parked under any of the following conditions:

- In a space designated for handicapped parking while not displaying a valid disabled (handicapped) license plate or placard.
- In a no parking zone.
- Within 15 feet of a fire hydrant.
- Blocking an entrance or exit.
- Blocking a roadway or posing a hazard to traffic.

###### **4.1.2 RESIDENT'S PRIVATE TOWING**

An ASSIGNED PARKING space (e.g. carport, driveway, garage) is provided for the exclusive use of the RESIDENT who controls (is in lawful possession of) that location.

No vehicle may be parked in any ASSIGNED PARKING location without that controlling RESIDENT'S written permission.

California Vehicle Code §22658 allows a person in lawful possession of private property (the controlling RESIDENT) to order the immediate tow-away of any vehicle parked without permission in that person's ASSIGNED PARKING space. Tow-away is made at the vehicle owner's expense.

***Because the tow-away is made from a restricted use common area location, the towing is a private matter between the RESIDENT ordering tow-away, the vehicle owner, and the towing company. Third Laguna Hills Mutual, GRF, and the Security Division are not parties to, and assume no authority or liability in the matter.***

## **4.2 TOW AWAY AFTER 96 HOURS NOTICE**

### **4.2.1 NON-RESIDENT VEHICLE IN ASSIGNED PARKING**

Except as provided above, the Security Division is authorized to tow-away at the vehicle owner's expense a NON-RESIDENT vehicle, in an ASSIGNED PARKING location, for any violation of these rules, upon meeting ***all*** of the following requirements:

- Receiving specific direction from the BOARD.
- Requesting compliance to correct the violation or remove the vehicle from the Village.
- Compliance is not made within **96 hours** of written notification.

### **4.2.2 NON-RESIDENT VEHICLE IN OTHER THAN ASSIGNED PARKING**

Except as provided above, the Security Division is authorized to tow-away at the vehicle owner's expense an UNAUTHORIZED VEHICLE or NON-RESIDENT vehicle, not in ASSIGNED PARKING, for any violation of these rules, upon meeting ***both*** of the following requirements:

- Requesting compliance to correct the violation or remove the vehicle from the Village.
- Compliance is not made within **96 hours** of written notification.

### **4.2.3 RESIDENT VEHICLE IN ANY LOCATION**

Except as provided above, the Security Division is authorized to tow-away at the vehicle owner's expense a RESIDENT VEHICLE for any violation of these rules, upon meeting the following requirements:

- Receiving specific authorization from the BOARD.
- Requesting compliance to correct the violation or remove the vehicle from the Village.
- Compliance is not made within 96 hours of written notification.

**See the Resource Guide (appendix) for additional information.**

## **5 LICENSE AND REGISTRATION REQUIREMENTS**

### **5.1 DRIVERS LICENSE REQUIRED**

Any person operating a MOTOR VEHICLE is required to have a valid driver's license in their possession and present it to any member of the Security Division upon request.

EXCEPTIONS:

- GOLF CART

## **5.2 VEHICLE REGISTRATION REQUIRED**

Every MOTOR VEHICLE IN THIRD is required to display current on-street license plate and registration, and the person in control thereof must present current registration documentation to any member of the Security Division upon request.

EXCEPTIONS:

- GOLF CART

## **5.3 AUTHORIZED RESIDENT VEHICLE TYPES**

Third Laguna Hills Mutual authorizes any vehicle type that is eligible to receive a GRF decal.

## **5.4 GRF VEHICLE DECAL REQUIRED**

All RESIDENT MOTOR VEHICLES must be registered with GRF and properly display the current GRF vehicle decal while IN THIRD.

**See the Resource Guide (appendix) for additional information.**

# **6 RULES FOR DRIVING**

## **6.1 STAY ON PAVEMENT**

Vehicles may only be driven on streets, cul-de-sacs, driveways, and designated parking areas designed for such use. Vehicles may not be driven or parked off pavement.

EXCEPTIONS:

Certain specific and limited exceptions are detailed in

- Section 8 - Special Rules for Golf Carts and Golf Cars
- Section 9 - Special Rules for Bicycles

## **6.2 TRAFFIC CONTROL DEVICES**

Drivers must obey all posted traffic signs, and pavement and curb markings.

## **6.3 SPEED LIMITS**

Vehicles may never be driven faster than is safe for the prevailing conditions.

Vehicles may not exceed the posted speed limit.

- 25 MPH: All streets, unless otherwise posted
- 15 MPH: All cul-de-sacs and parking areas, unless otherwise posted
- 10 MPH: All inbound gate entrances

## **6.4 STOP SIGNS**

When approaching a stop sign, drivers must stop at the limit line, if marked, otherwise before entering the crosswalk on the near side of the intersection.

- The limit line is a white line painted across the driver's lane just before the stop sign or crosswalk.

- If there is no limit line or crosswalk, drivers must stop at the entrance to the intersecting roadway.
- If visibility is restricted at the limit line or crosswalk, drivers may need to pull forward and stop again before safely passing through the intersection.

Drivers must always make a full and complete stop.

- So called “California stops” or “rolling stops” are not allowed; the wheels of the vehicle must stop turning.

## **6.5 RIGHT OF WAY**

### **6.5.1 Emergency Vehicles**

Drivers must yield to any law enforcement, fire or ambulance vehicle with emergency lights illuminated or siren in use.

### **6.5.2 Pedestrians**

The driver of a vehicle must yield the right-of-way to a PEDESTRIAN crossing the roadway. The driver of a vehicle approaching a PEDESTRIAN must exercise all due care and reduce the speed of the vehicle or take any other action relating to the operation of the vehicle as necessary to safeguard the safety of the PEDESTRIAN.

No PEDESTRIAN may suddenly leave a curb or other place of safety and walk or run into the path of a vehicle that is so close as to constitute an immediate hazard. No PEDESTRIAN may unnecessarily stop or delay traffic.

### **6.5.3 Side Road**

A driver entering a through road from a cul-de-sac or side road must yield to vehicles on the through road.

### **6.5.4 Stop Sign**

At an intersection controlled by a stop sign, the first vehicle to arrive has the right of way. If two vehicles arrive at the same time, the vehicle to the right has the right of way.

### **6.5.5 Travel Lanes**

Do not drive to the left of center of the road, even when no center line is present.

### **6.5.6 Turns**

A driver making a left turn or U-turn must yield to oncoming traffic.

## **6.6 WIRELESS COMMUNICATIONS**

Drivers may not operate a cell phone without the use of a hands-free device.

Drivers may not use a wireless device to write, send or read communications, or view images.

## **6.7 SEAT BELTS**

Drivers must wear a seat belt when driving.

Adult passengers must wear seat belts.

Younger passengers must be secured in a seat belt or child passenger restraint system of the type required by law on a public street.

## **6.8 USE OF LIGHTS**

MOTOR VEHICLES must operate head lamps and tail lamps from ½ hour after sunset to ½ hour before sunrise. This includes GOLF CARTS.

MOTOR VEHICLES approaching and entering any Laguna Woods Village gate at night must use low beam headlamps.

For safety, any PEDESTRIAN or BICYCLE on a roadway at night must shine a flashlight or otherwise display lighting sufficient to be plainly visible in any direction within 200 feet.

- This includes any vehicle using human power, or a self-propelled or motorized wheelchair, invalid tricycle, electric personal assistive mobility device (e.g. Segway) or motorized quadricycle.

**See the Resource Guide (appendix) for additional information.**

## **7 RULES FOR PARKING**

### **7.1 VEHICLES PROHIBITED**

GRF specifies the types of vehicles prohibited from parking IN LAGUNA WOODS VILLAGE. Third Laguna Hills Mutual requires that any vehicle parked IN THIRD must adhere to the GRF restrictions.

### **7.2 ASSIGNED PARKING**

The use and control of an ASSIGNED PARKING space rests exclusively with the RESIDENT of a MANOR.

- A NON-RESIDENT party to a MANOR such as a MEMBER, owner, leasing agent, power of attorney, successor trustee, conservator, etc. may not keep any vehicle in the Village when the subject MANOR is occupied by a RESIDENT.

A RESIDENT must utilize their ASSIGNED PARKING space before using UNASSIGNED PARKING.

A NON-RESIDENT VEHICLE may not be stored in ASSIGNED PARKING.

- A NON-RESIDENT vehicle parked more than 7 days in ASSIGNED PARKING is deemed to be stored, unless the person in possession is a GUEST who is listed for the same time period in the GRF Gate Clearance System and the vehicle is properly displaying a valid GRF Overnight Parking Permit.

### **7.3 GENERAL PARKING RULES**

#### **7.3.1 Park Safely**

At no time may a vehicle be parked in a manner creating a traffic hazard.

#### **7.3.2 Fire Hydrant**

At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See Section 4 – Towing Policy.

#### **7.3.3 Sidewalk**

Except to safely cross on a roadway or driveway, no vehicle may be driven or parked with any portion of it on a sidewalk.

#### **7.3.4 Off Pavement**

At no time may a vehicle be driven or parked with any portion of it off pavement.

##### **EXCEPTIONS:**

Certain specific and limited exceptions are detailed in

- Section 8 - Special Rules for Golf Carts and Golf Cars.
- Section 9 - Special Rules for Bicycles.

#### **7.3.5 Curb or Parking Stall**

Vehicles may park in a designated parking stall or along a curb or sidewalk.

- Parking along a curb or sidewalk:
  - Vehicles on a 2-way travel roadway must be parked with the passenger side wheels alongside the curb or sidewalk.
  - Vehicles on a 1-way travel roadway may park alongside the curb or sidewalk on either side of the roadway.
  - The front and rear wheels alongside must be within 18" of the curb or sidewalk edge.
  - Vehicles may not be parked in, or within 20 feet of a street intersection.
- Parking in a marked stall:
  - Vehicle must fit and be parked completely within the marked boundaries of a parking space.
- Parking in an unmarked stall:
  - A vehicle may be parked in a location that is not marked; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.

### **7.3.6 Inoperative Vehicle**

At no time may an INOPERATIVE VEHICLE be parked IN THIRD.

### **7.3.7 Abandoned Vehicle**

At no time may an ABANDONED VEHICLE be parked IN THIRD.

### **7.3.8 Unauthorized Vehicle**

At no time may an UNAUTHORIZED VEHICLE be parked IN THIRD.

## **7.4 TIME LIMITED PARKING**

### **7.4.1 ASSIGNED PARKING**

There is no time limit that a RESIDENT VEHICLE may be parked in the ASSIGNED PARKING location for RESIDENT'S MANOR, provided that the vehicle's GRF vehicle decal, government registration, mechanical condition and appearance are properly maintained.

- A vehicle that appears INOPERABLE or ABANDONED is subject to tow-away at vehicle owner's expense. See Section 2 - Definitions, and Section 4 - Towing Policy.

### **7.4.2 UNASSIGNED PARKING**

Signs and curb and pavement markings that limit or prohibit parking apply at all times.

- Red zone: No stopping, standing or parking.

#### **EXCEPTIONS:**

- A driver may stop to avoid conflict with other traffic.
- An attended vehicle may stop for passenger transfers.
- An attended vehicle may stop for use of a mailbox.
- An attended vehicle may stop or stand while necessarily engaged in work.  
Examples: moving or delivery truck.
- An unattended vehicle or piece of equipment may park when necessary and is authorized by the Security Division.
- Blue zone: Parking is permitted only when the vehicle is displaying a valid government issued disabled (handicapped) license plate or placard.
- Fire hydrant zone: No person shall stop, park, or leave standing any vehicle within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See Section 4 – Towing Policy.
- Green zone: Parking may not exceed 10 minutes, or as posted by sign or curb marking.

#### **EXCEPTION:**

- Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government issued disabled (handicapped) license plate or placard.
- Grey zone: Same as Unpainted.
- Handicapped zone: See “Blue zone.”
- White zone: Loading and unloading only.
- Yellow zone: Commercial vehicle loading and unloading only.
- Unpainted: Parking is permitted for up to 7 continuous days, unless otherwise restricted. Parking is always prohibited within 15 feet of a fire hydrant even if the curb is unpainted. See Fire hydrant zone above.

EXCEPTION:

- Resident’s extended absence parking. See Section 7.5 following.
- GUEST PARKING zone: RESIDENT VEHICLES are prohibited from using the location between 8:00 a.m. and 10:00 p.m.
- RESERVED PARKING zone: Parking is prohibited by a vehicle not carrying a party designated by the sign.
- VISITOR PARKING zone: RESIDENT VEHICLES are prohibited from using the location between 8:00 a.m. and 10:00 p.m.

**7.5 RESIDENT’S EXTENDED ABSENCE PARKING**

Due to a RESIDENT’S extended absence from the Village, a RESIDENT VEHICLE may be parked in UNASSIGNED PARKING for more than 7 days under the following conditions:

- RESIDENT’S ASSIGNED PARKING space must be occupied during the same time period by another RESIDENT VEHICLE.
- As a courtesy to fellow RESIDENTS, vehicle must be parked as far as practicable from MANORS, preferably on a named street rather than in a numbered cul-de-sac.
- RESIDENT must arrange to keep the vehicle’s GRF vehicle decal, government registration, appearance and operating condition up to date. Vehicles that become INOPERABLE, or appear neglected or ABANDONED become subject to tow-away at owner’s expense. See Section 4 - Towing Policy.
- The RESIDENT must SAFELIST the vehicle with the Security Division.
- NON-RESIDENT vehicles are not eligible for extended parking privileges.

**7.6 CONTRACTOR and SERVICE VEHICLE PARKING**

Contractor and service vehicles, including personal vehicles driven by workers, must be parked on named streets and are prohibited from parking within numbered cul-de-sacs or MANOR parking lots.

- Contractors may park on a SPONSORING RESIDENT’S driveway with the RESIDENT’S permission, but may not obstruct the sidewalk.

EXCEPTIONS:

- Vehicles, equipment and materials immediately and directly required for the performance of work.
- Vehicles immediately loading or unloading.
- GRF owned vehicles and equipment.

**7.7 OVERNIGHT PARKING PERMITS**

GRF has rules regarding overnight parking for NON-RESIDENTS. Third Laguna Hills Mutual requires that any vehicle parked overnight adhere to GRF's rules.

**7.8 RECREATIONAL VEHICLES (RV) RESTRICTED**

Daily parking is limited to the GRF Recreational Vehicle Storage Area. Refer to the GRF Recreational Vehicle (RV) Parking Areas Rules and Regulations.

An RV may park IN THIRD only when meeting all of the following conditions:

- RV is parked only for the purpose of loading or unloading. Other activities such as sleeping or resting in the RV, and vehicle maintenance are not allowed.
- RV is parked with engine and accessory equipment (e.g. exterior lights, generator, air conditioner, audio and video equipment) shut off.
- Extensions such as slide-outs, tilt-outs, and awnings must be closed.
- RV may not be attached to any external power supply.
- Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- RV is parked for no more than 6 hours at a time.

EXCEPTION:

- Permission to park overnight immediately before or after a road trip will be reasonably granted by the Security Division. Vehicle must be removed no later than 12:00 noon the following day.

**7.9 FOR SALE SIGNS**

RESIDENT VEHICLES may display a maximum of two (2) "For Sale" signs advertising that vehicle. Each sign may be up to 9" x 12" in size. No signage may be on the exterior of the vehicle.

**7.10 ADVERTISING**

Any signage advertising a business or organization is prohibited on a vehicle parked overnight. Displaying a name or contact information such as a physical or communications address constitutes advertising.

EXCEPTIONS:

- Commercial vehicle or equipment displaying a valid GRF Overnight Parking Permit issued by the managing agent.
- License plate frames, and vehicle manufacturer's incidental identification and accessory items (example: vehicle brand and model nameplates.)

- Signs allowed in Section 7.9 – For Sale Signs.
- GRF vehicles.

### **7.11 REPAIRS**

Vehicles may not be rebuilt or rehabilitated, major service may not be performed, and fluids may not be changed.

### **7.12 WASHING**

In the interest of water conservation, vehicle washing is prohibited.

**See the Resource Guide (appendix) for additional information.**

## **8 SPECIAL RULES FOR GOLF CARTS and GOLF CARS**

### **8.1 GOLF CART**

Unless exempted in this Section, all Third Laguna Hills Mutual Vehicle, Parking and Traffic Rules, including stop sign, speed limit, parking, and GRF vehicle decal rules, apply to GOLF CARTS, just as any other MOTOR VEHICLE.

#### **8.1.1 DRIVERS LICENSE**

A driver's license is not required to operate a GOLF CART.

#### **8.1.2 MINIMUM AGE**

A NON-RESIDENT driving a GOLF CART must be **both**

- Age 16 years or older.
- Accompanied by a RESIDENT.

#### **8.1.3 VEHICLE REGISTRATION**

No government vehicle registration is required.

#### **8.1.4 LIGHTS**

Must operate head lamps and tail lamps from ½ hour after sunset to ½ hour before sunrise.

#### **8.1.5 STAY ON PAVEMENT**

Driving off pavement is prohibited.

EXCEPTION:

- Limited driving off pavement is allowed at the GRF 27-hole golf course, in accordance with golf course rules.

#### **8.1.6 SIDEWALKS AND PATIOS**

Driving or parking is not allowed on sidewalks, breezeways, or patios.

### **8.1.7 CART PATHS**

Driving on paved cart paths is permissible. On a cart path the driver must:

- Travel at a slow speed that is reasonable and prudent.
- Exercise due regard for the safety of all PEDESTRIANS.
- Yield the right-of-way to all PEDESTRIANS.

Parking on a cart path is prohibited, except in a marked parking stall.

### **8.2 GOLF CAR**

Unless exempted in this Section, all Third Laguna Hills Mutual Vehicle, Parking and Traffic Rules apply to GOLF CARS, just as any other MOTOR VEHICLE.

#### **8.2.1 CART PATHS**

May be driven on a paved cart path.

On a cart path the driver must:

- Travel at a slow speed that is reasonable and prudent.
- Exercise due regard for the safety of all PEDESTRIANS.
- Yield the right-of-way to all PEDESTRIANS.

Parking on a cart path is prohibited, except in a marked parking stall.

**See the Resource Guide (appendix) for additional information.**

## **9 SPECIAL RULES FOR BICYCLES (NON-MOTORIZED)**

Unless otherwise specified in this Section, all requirements of Section 6 - Rules for Driving, including stop sign and speed limit rules, and Section 7 - Rules for Parking, apply to BICYCLES.

### **9.1 STAY ON PAVEMENT**

BICYCLES may not be ridden off pavement.

### **9.2 SIDEWALKS**

Riding on a sidewalk is allowed only between a point of origin or destination and the nearest connector to a street or cul-de-sac.

EXCEPTION:

- When delivering newspapers, a BICYCLE may be ridden an unlimited distance on a sidewalk.

While riding on a path or sidewalk, the cyclist must:

- Exercise due regard for the safety of all PEDESTRIANS.
- Travel at a speed that is reasonable and prudent.

- Yield the right-of-way to all PEDESTRIANS.
- Walk the BICYCLE when inside a building or on any covered passageway.

### **9.3 LIGHTS**

For safety, at night a BICYCLE must operate lighting sufficient to be plainly visible in any direction within 200 feet.

### **9.4 PARKING**

Bicycles may not be parked in any manner interfering with foot or vehicle traffic.

Bicycles must be parked utilizing parking racks where provided.

Attended BICYCLES may be parked off pavement, but only in such a manner as not to damage landscaping.

**See the Resource Guide (appendix) for additional information.**

## **10 SPECIAL RULES FOR PEDESTRIANS**

### **10.1 SIDEWALKS**

For safety considerations, PEDESTRIANS may not walk upon a roadway.

#### EXCEPTIONS:

- When crossing a roadway.
- When there is no adjacent sidewalk available that is at least two (2) feet wide.

When upon any roadway, PEDESTRIANS must:

- Walk facing the flow of traffic, unless upon a 1-way roadway.
- Avoid stopping or delaying traffic.
- Shine a flashlight or otherwise display lighting at night sufficient to be plainly visible in any direction within 200 feet.

### **10.2 SKATEBOARDS**

No person may ride or propel a skateboard or other riding device.

#### EXCEPTION:

- A person operating a self-propelled or motorized wheelchair, invalid tricycle, electric personal assistive mobility device (ex: Segway) or motorized quadricycle.

**See the Resource Guide (appendix) for additional information.**

## **11 SPECIAL RULES FOR MANAGING AGENT**

MOTOR VEHICLES and equipment used by the managing agent are permitted to operate and park on roadways, sidewalks, paths and landscape in a manner such as needed to efficiently provide services, such as maintenance, landscaping and security.

Except as necessary to efficiently provide services, MOTOR VEHICLES and equipment must be parked so as not to block access, walkways, or carports.

Except for fire hydrant and handicapped parking zones, all parking locations may be used by the managing agent as needed to efficiently provide services.

Visitor/unassigned parking locations may be used by the managing agent only in an emergency and/or to drop off heavy equipment.

**See the Resource Guide (appendix) for additional information.**

## **12 RULES FOR REPORTING COLLISIONS**

### **12.1 INJURY TO A PERSON**

For a collision that causes injury or death to a person:

- Driver must stop and remain at the scene to provide their identity and information about the collision.
- Notify local authorities (Call 911.)
- Notify the Laguna Woods Village Security Division.

### **12.2 NO INJURY TO A PERSON**

For a collision with no injuries that causes damage to any property, including damage solely to the driver's own MOTOR VEHICLE or BICYCLE:

- Driver must stop and remain at the scene to provide their identity and information about the collision.
- Driver must identify themselves to the owner or individual in control of the damaged property.
- Notify the Laguna Woods Village Security Division.

**See the Resource Guide (appendix) for additional information.**

### **13 APPENDIX**

The managing agent will develop and periodically update a Resource Guide to be attached here, providing additional administrative information related to these rules.