

08/11/05

**EXHIBIT C
INITIAL PARKING AREA REGULATIONS**

PARKING RULES & REGULATIONS

These Parking Rules & Regulations have been adopted by the Board of Directors of the Association, pursuant to Section 2.5 of the Declaration.

"THREE DAY RULE"

No vehicle may be parked in the Association Property, Exclusive Use Area garages or Exclusive Use Area subterranean parking spaces for more than three (3) days during any thirty (30) day period, except for (a) vehicles having a valid, properly displayed temporary parking permit issued by the Board of Directors or its designee, and (b) Authorized Vehicles owned, operated or controlled by an Owner, the Owner's family, tenants or guests, which are parked in that Owner's Exclusive Use Area parking space(s) or garage.

TEMPORARY PARKING PERMITS

A temporary parking permit may be issued by the Board of Directors or its designee to accommodate (a) Owners' needs while they move into or out of the Community, (b) occasional guests (where the vehicle cannot be parked in the Exclusive Use Area parking space or garage of the Condominium the guest is visiting) whose stay is expected to exceed three (3) days, (c) vehicles belonging to contractors for Owners while the contractors perform services at the Community, and (d) other temporary conditions. The permit must be displayed on the vehicle for which the permit has been issued in conformance with written display instructions which shall accompany the permit. The term of each temporary parking permit shall not exceed seven (7) days. Permits may be renewed by the Board. The term of the temporary parking permit shall run concurrently with any days of parking allowed by the Three Day Rule which are remaining when the permit is issued. Temporary parking permits do not guarantee that parking spaces are reserved or available for permittees.

PARKING ONLY IN DESIGNATED SPACES

No person shall park any vehicle in any portion of the Association Property except in an Exclusive Use Area parking space, garage or other parking space designated for such use by the Association. **ANY VEHICLE IN VIOLATION OF THIS RULE MAY BE TOWED AWAY AT THE VEHICLE OWNER'S EXPENSE WITHOUT NOTICE**

DEBRIS AND FLUIDS

No person may allow any debris or fluid, except clean water, from any parked or moving vehicle, to be deposited on any Association Property pavement, including Exclusive Use Areas.

AUTHORIZED VEHICLE AND DECLARATION RESTRICTIONS

Nothing in these Parking Rules & Regulations shall in any way modify the definition of Authorized Vehicle or other terms of the Parking and Vehicular Restrictions forth in Article II of the Declaration. Terms not defined in these rules shall have the meanings given them in the

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Declaration. In the event of a conflict between the terms of these Parking Rules & Regulations and the Declaration, the Declaration shall control.

Generally, an Authorized Vehicle is any passenger vehicle including automobiles, passenger vans designed to accommodate ten (10) or fewer people, motorcycles and pick-up trucks having a manufacturer's rating or payload capacity of one (1) ton or less. Any vehicle parked within the Association Property which is not an Authorized Vehicle, may be towed away at the vehicle owner's expense at the discretion of the Board of Directors or its designee.

GUEST PARKING AREAS

As noted in the Declaration, the Board may designate portions of the garage as Guest Parking Areas. Guest Parking Areas are intended to be reserved primarily for use by guests of residents in the Community. Owners are generally prohibited from parking in the Guest Parking Areas, however, the Board has the power to make exceptions to this restriction.

NOTICE AND ENFORCEMENT

Each Owner is responsible for informing the Owner's family, tenants, and guests of parking regulations. Any vehicle found in violation of a parking rule shall be marked with a written notice of violation if it is the first instance of such violation by that vehicle. Upon each subsequent violation of the same parking rule by that vehicle and at the discretion of the Board of Directors or its designee, the vehicle may be towed away at the vehicle owner's expense.

In addition to towing, the Board of Directors may impose a Special Assessment against an Owner and the Owner's Condominium for all expenses incurred by the Association in connection with a violation of these Parking Rules & Regulations by any vehicle owned, operated, or controlled by that Owner and that Owner's family, tenants or guests.

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EXHIBIT D
EXCLUSIVE USE AREA PARKING SPACES AND STORAGE SPACES

The exclusive use areas for parking purposes are the areas shown on the following drawing that are numbered from 1 to 68, 70 to 98, and 100 to 128.

The areas numbered 69, 99 and 129 to 147 are guest parking spaces that are part of the Association Property.

The unnumbered parking spaces shown on this Exhibit are also part of the Association Property.

Storage areas are also shown on the following drawing. They are identified with the letter "S" and a number.

The garages identified on the following drawing are parts of the Loft Units, as designated on the Condominium Plan.

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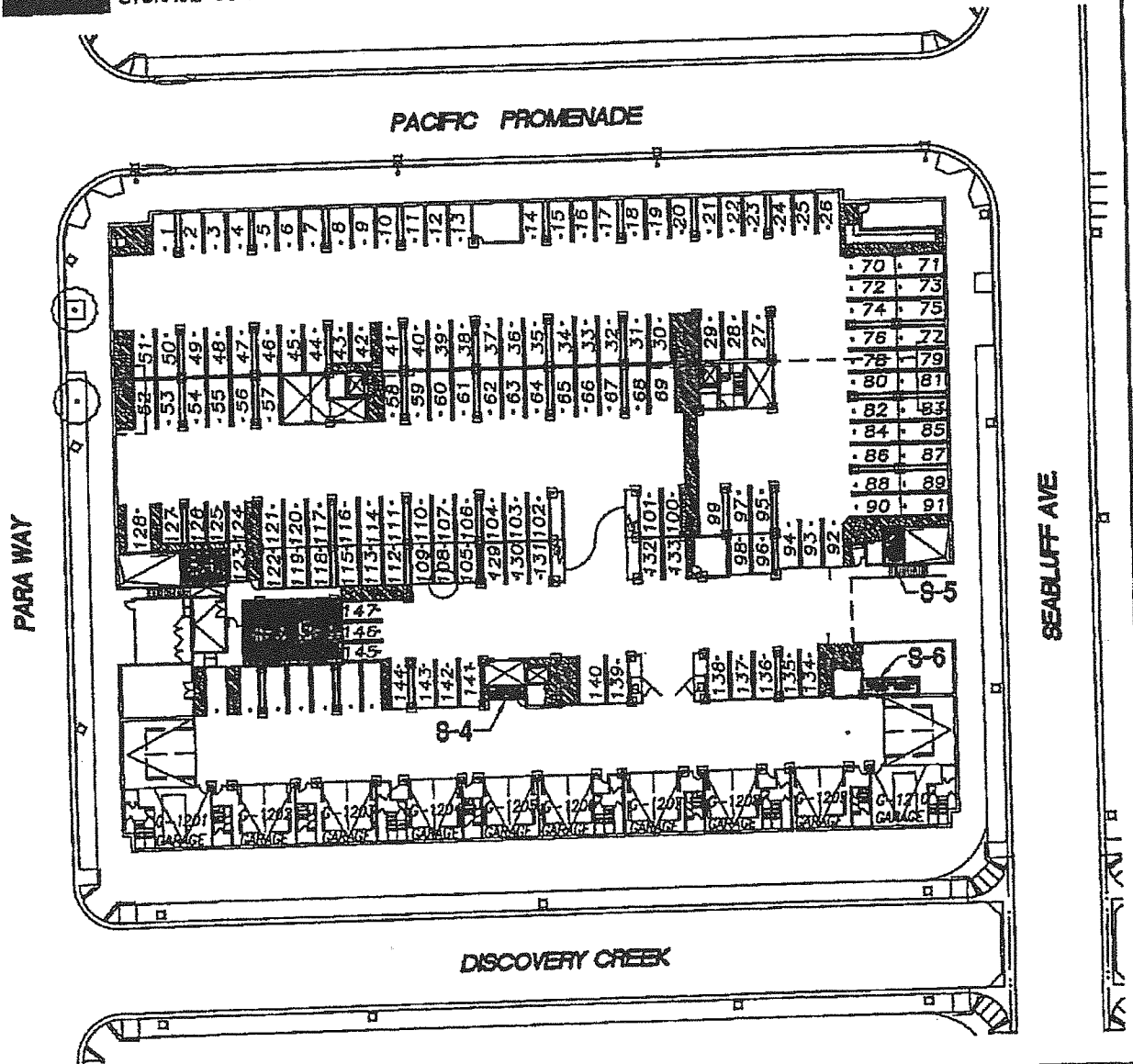
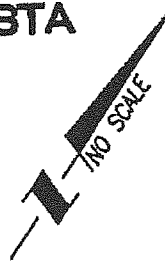
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EXHIBIT 'D' **LOFTS AND PARK HOUSES AT PLAYA VISTA** **EXCLUSIVE USE AREAS**

PARKING SPACES & STORAGE SPACES

LEGEND

 **STORAGE COMPARTMENTS**



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KB HOME
 27240 TURNBERRY LANE, SUITE 100
 VALENCIA, CA. 91355

THE KEITH COMPANIES
 19 TECHNOLOGY DRIVE
 IRVINE, CA 92618
 949.923.6000

TKC

DATE	06/30/2005
APPROX. UNIT SQ. FTG.	
SHEET 1 OF 1	

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6/16/2005	PARKING SPACE ASSIGNMENTS			PARKING SPACE ASSIGNMENTS	
	SPACE #			SPACE #	
	1	Unit # 101		29	Unit # 408
	2	Unit # 101		30	Unit # 408
	3	Unit # 102		31	Unit # 205
	4	Unit # 102		32	Unit # 205
	5	Unit # 216		33	Unit # 410
	6	Unit # 216		34	Unit # 410
	7	Unit # 202		35	Unit # 108
	8	Unit # 202		36	Unit # 108
	9	Unit # 215		37	Unit # 106
	10	Unit # 215		38	Unit # 313
	11	Unit # 214		39	Unit # 313
	12	Unit # 214		40	Unit # 203
	13	Unit # 107		41	Unit # 203
	14	Unit # 107		42	Unit # 200
	15	Unit # 213		43	Unit # 200
	16	Unit # 213		44	Unit # 217
	17	Unit # 212		45	Unit # 217
	18	Unit # 212		46	Unit # 103
	19	Unit # 208		47	Unit # 103
	20	Unit # 208		48	Unit # 104
	21	Unit # 211		49	Unit # 104
	22	Unit # 211		50	Unit # 100
	23	Unit # 210		51	Unit # 100
	24	Unit # 210		52	Unit # 300
	25	Unit # 209		53	Unit # 300
	26	Unit # 209		54	Unit # 317
	27	Unit # 409		55	Unit # 317
	28	Unit # 409		56	Unit # 417
	PARKING SPACE ASSIGNMENTS			PARKING SPACE ASSIGNMENTS	
	SPACE #			SPACE #	
	57	Unit # 417	tdm w/ 86	85	Unit # 412
	58	Unit # 400	tdm w/ 87	86	Unit # 310
	59	Unit # 400		87	Unit # 310
	60	Unit # 403	tdm w/ 88	88	Unit # 307
	61	Unit # 403		89	Unit # 307
	62	Unit # 105	tdm w/ 89	90	Unit # 207
	63	Unit # 303		91	Unit # 207
	64	Unit # 303		92	Unit # 208
	65	Unit # 309		93	Unit # 208
	66	Unit # 309		94	Unit # 106
	67	Unit # 405	tdm w/ 90	95	Unit # 304
	68	Unit # 405		96	Unit # 304
	69	HANDICAP SPACE	tdm w/ 91	97	Unit # 201
tdm w/ 71	70	Unit # 312		98	Unit # 201
	71	Unit # 312		99	HANDICAP SPACE
tdm w/ 73	72	Unit # 311		100	Unit # 308
	73	Unit # 311		101	Unit # 308
tdm w/ 75	74	Unit # 306		102	Unit # 305
	75	Unit # 306		103	Unit # 305
tdm w/ 77	76	Unit # 204		104	Unit # 105
	77	Unit # 204	tdm w/ 100	105	Unit # 414
tdm w/ 79	78	Unit # 407		106	Unit # 414
	79	Unit # 407	tdm w/ 108	107	Unit # 413
tdm w/ 81	80	Unit # 406		108	Unit # 413
	81	Unit # 406	tdm w/ 110	109	Unit # 404
tdm w/ 83	82	Unit # 411		110	Unit # 404
	83	Unit # 411	tdm w/ 112	111	Unit # 415
tdm w/ 85	84	Unit # 412		112	Unit # 415

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		PARKING SPACE ASSIGNMENTS			PARKING SPACE ASSIGNMENTS
	SPACE #			SPACE #	
Eden w/ 114	113	Unit # 402		141	GUEST PARKING
	114	Unit # 402		142	GUEST PARKING
Eden w/ 118	115	Unit # 401		143	GUEST PARKING
	116	Unit # 401		144	GUEST PARKING
Eden w/ 118	117	Unit # 416		145	GUEST PARKING
	118	Unit # 416		146	GUEST PARKING
Eden w/ 120	119	Unit # 316		147	GUEST PARKING
	120	Unit # 316			
Eden w/ 122	121	Unit # 301			
	122	Unit # 301			
Eden w/ 124	123	Unit # 302			
	124	Unit # 302			
	125	Unit # 315			
	126	Unit # 316			
	127	Unit # 314			
	128	Unit # 314			
	129	GUEST PARKING			
	130	GUEST PARKING			
	131	GUEST PARKING			
	132	GUEST PARKING			
	133	GUEST PARKING			
	134	GUEST PARKING			
	135	GUEST PARKING			
	136	GUEST PARKING			
	137	GUEST PARKING			
	138	GUEST PARKING			
	139	GUEST PARKING			
	140	GUEST PARKING HANDICAP SPACE			

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