

**Woodridge Escondido Property Owners Association
Parking Rules and Regulations**

Effective Date: February 24, 2026

1. Authority and Adoption

These Parking Rules and Regulations (“Parking Rules”) are adopted by the Board of Directors (“Board”) of the Woodridge Escondido Property Owners Association (“Association”) pursuant to the Association’s governing documents and California Civil Code §§ 4000–4370 (Davis-Stirling Common Interest Development Act).

These Parking Rules supersede and replace all prior parking-related rules, policies, permits, variances, approvals, and practices, including but not limited to Section 4(C) of the Rules and Regulations dated November 1, 2020, and all amendments through September 30, 2025. Any prior permissions relating to guest overnight street parking are revoked as of the effective date of these Parking Rules.

No retroactive penalties shall be imposed for conduct occurring prior to the effective date of these Parking Rules.

2. Applicability and Responsibility

These Parking Rules apply to all Owners, Tenants, residents, guests, invitees, vendors, and contractors within the Association.

Each Owner is jointly and severally responsible for compliance with these Parking Rules by the Owner, the Owner’s Tenants, occupants, guests, and contractors, and for any fines, penalties, or enforcement costs arising from violations.

3. Definitions

For purposes of these Parking Rules:

- Association means the Woodridge Escondido Property Owners Association.
- Board means the Association’s Board of Directors.
- Common Area Streets means all privately maintained streets within the Association’s Common Area
- Common Area Parking Lots means designated Association-maintained parking areas identified in Section 7.
- Owner means and refers to the record owners, whether one or more persons or entities, of fee simple title to any Lot which is part of the Properties, Including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- Lot means and refers to any plot of land shown upon any recorded subdivision map or the properties with the exception of the Common Area.
- Overnight Hours means 12:00 a.m. through 6:00 a.m.

- Vehicle means any motorized conveyance, including automobiles, trucks, vans, and motorcycles.
- Recreational Vehicle (RV) includes motor homes, campers, boats, travel trailers, and similar vehicles.
- Store / Storage means a vehicle that is not operable, not currently registered, or not moved under its own power at least once every seventy-two (72) hours.

4. General Parking Restrictions

The following are prohibited at all times unless expressly authorized by these Parking Rules:

- a. Parking in fire lanes, red-painted curbs, or within fifteen (15) feet of a fire hydrant.
- b. Parking in areas posted with “No Parking,” “No Overnight Parking,” or similar restrictions.
- c. Parking that blocks or interferes with mailboxes, driveways, sidewalks, fire access, or the normal flow of vehicular or pedestrian traffic.
- d. Parking any vehicle in a manner that creates a safety hazard or impedes emergency access.

5. Common Area Streets

- a. Overnight Parking Prohibited

Overnight parking on Common Area Streets is prohibited during Overnight Hours unless expressly permitted by posted signage.

- b. Daytime Parking

Parking on Common Area Streets outside of Overnight Hours shall comply with all posted signs, striping, and fire safety markings.

- c. Vendors and Contractors

Vendors and contractors actively providing services to a Lot may park on Common Area Streets during working hours provided that they:

- Comply with all parking restrictions;
- Do not block traffic, mailboxes, or emergency access; and
- Do not park vehicles or equipment overnight.

- d. Public Streets

Barbara Drive is a public street subject to the ordinances and enforcement authority of the City of Escondido and is not regulated by the Association.

6. Parking on Lots (Garages and Driveways)

- a. Primary Use of Garages

Garages are intended for the parking of operable passenger vehicles. Owners and Tenants are encouraged to use their garages and driveways as their primary parking locations.

- b. Driveway Parking Conditions

Vehicles may be parked in a driveway only if all of the following conditions are met:

- The driveway length fully accommodates the length vehicle;
- No portion of the vehicle extends into the street, sidewalk, or Common Area;
- The vehicle is parked perpendicular to the garage door, facing toward or away from the garage;

- Parallel parking in or in front of a driveway is permitted solely for active loading or unloading.

c. Contractor Use of Driveways

Contractors may use a driveway only upon prior written approval through an Architectural Request submitted by the Owner.

d. Prohibited Vehicles and Structures

RVs, tents, sheds, and similar vehicles or structures may not be parked or stored on any Lot or within the Common Areas.

e. Temporary parking

Temporary parking of RVs or similar vehicles is permitted for up to six (6) consecutive hours solely for loading, unloading, or cleaning, provided such parking does not block mailboxes, driveways, traffic flow, or violate posted restrictions.

f. Commercial Vehicles

Commercial vehicles, trailers, and equipment may not be parked or stored on any Lot or in the Common Areas, except for vehicles and equipment deemed necessary by the Board to provide Association services. The term 'Commercial Vehicle' shall not include standard passenger vehicles or pickup trucks used for personal transportation.

7. Common Area Parking Lots

a. Designated Locations

Common Area Parking Lots are located at:

- East end of Congressional Glen
- North end of Sawgrass Glen
- Pool area on Muirfield Glen
- North end of Hilton Head Glen
- North end of Torrey Glen
- Both ends of Royal Lytham Glen
- South end of Winged Foot Glen
- East end of National Glen
- Southwest end of St. Anne Glen

b. Daytime Parking

Parking is allowed between 6:00 a.m. and 12:00 a.m. on a first-come, first-served basis without a permit.

c. Overnight Parking by Permit Only

During Overnight Hours, parking in Common Area Parking Lots is restricted to vehicles displaying a valid Woodridge Parking Permit.

d. Vehicle Storage Prohibited

The storage of vehicles in the Common Area and Common Area Parking Lots is prohibited.

8. Parking Permits

a. Owner / Tenant Permit

Each Lot is issued one (1) Parking Permit identified by Lot number. The permit must be displayed on the dashboard of the vehicle when parked overnight in a Common Area Parking Lot. The permit shall transfer to a new Owner upon conveyance of the Lot.

b. Guest Permits

Owners or Tenants may request guest parking permits from a Board Member or the Property Manager for specified dates. Guest vehicles must display the permit on the dashboard during Overnight Hours.

9. Enforcement and Penalties

a. Enforcement Authority

The Association may enforce these Parking Rules in accordance with the governing documents and applicable law. Enforcement may include, without limitation, courtesy notices, notice and hearing, monetary penalties, suspension of privileges, towing, and recovery of enforcement-related costs, as permitted by law.

b. Immediate Safety Violations

Parking in a fire lane or within fifteen (15) feet of a fire hydrant, or in a manner that impedes the ingress/egress to and from the subdivision constitutes an immediate safety violation and may result in:

- An immediate fine of one hundred twenty-five dollars (\$125); and
- Immediate towing of the vehicle at the vehicle owner's expense, without prior notice or hearing, to protect life, safety, and emergency access.

Nothing herein shall limit the Association's authority to take additional enforcement action for repeated or egregious safety violations.

c. Non-Safety Violations

Violations of these Parking Rules that do not constitute Immediate Safety Violations shall be subject to enforcement in accordance with the Association's governing documents, adopted Rules and Regulations, as amended from time to time, and in compliance with California Civil Code. Such enforcement may include courtesy notices, notice and hearing, monetary penalties, suspension of privileges, or other remedies authorized by law.

d. Owner Responsibility

Owners are responsible for all parking violations committed by their Tenants, occupants, guests, invitees, vendors, or contractors, and for any fines, penalties, towing charges, or enforcement costs resulting therefrom.

10. Severability

If any provision of these Parking Rules is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

11. Effective Date

These Parking Rules and Regulations were duly adopted by the Board of Directors on February 24, 2026, following the required member notice and comment period, and shall become effective on that date. These Rules shall remain in effect unless and until amended or repealed by the Board of Directors in accordance with applicable law.

Adopted by the Board of Directors
Woodridge Escondido Property Owners Association