

**LA MIRAGE AT ALISO VIEJO HOMEOWNERS ASSOCIATION**

c/o Total Property Management  
23792 Rockfield Boulevard, Suite 100  
Lake Forest, CA 92630

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April 28, 2023

**Re: La Mirage at Aliso Viejo Homeowners Association**

**Subject: Parking**

Dear Members:

It has come to the attention of the Board of Directors for the La Mirage at Aliso Viejo Homeowners Association (“La Mirage”), that many residents are not utilizing their garages for parking and instead parking in the common areas. This is causing several issues including a lack of available parking for guests and others that require parking within our community.

This letter is intended to serve as a reminder to all residents that pursuant to La Mirage’s governing documents, residents of La Mirage must park their vehicles in their garages. Specifically, Article VIII, Section 8.2 of La Mirage’s Declaration of Covenants, Conditions and Restrictions and Reservation of Easements provides:

Those portions of the Property intended for parking of motorized vehicles, including the Exclusive Use Common Area parking spaces and the garages assigned to individual Units (collectively, “Parking Areas”), shall be used to park only the following motorized land vehicles designed and used primarily for non-commercial passenger transport: automobiles; passenger vans designed to accommodate ten (10) or fewer people, two-wheel motorcycles; and pick-up trucks having a manufacturer's rating or payload capacity of one (1) ton or less (“Authorized Vehicles”), provided, however, that a vehicle which is not an Authorized Vehicle may be parked in the Property if specifically authorized by Board. Each Authorized Vehicle which is owned or operated by or within the control of an Owner or a resident of an Owner’s Unit, if kept within the Property, shall be parked in the Exclusive Use Common Area parking space(s) (if any) or garage of that Owner to the extent of the of the space available, provided that unless otherwise authorized by the Board, each Owner shall ensure that any such parking space(s) and garage accommodates at least the number of vehicles for which it was initially constructed by Declarant. ...

Garages may not be used for storage to the extent that it prevents parking of the number of vehicles for which the garage was designed. Garages may not be used for storage or recreational vehicles or inoperable vehicles that prevent an operable passenger vehicle from being parked in the garage. Garages may not be converted to recreational uses or living spaces.

Should this problem persist, the Board will be forced to consider options that would require residents to give up privacy rights such as conducting garage inspections. These inspections, together with a related parking permit and patrol of the permit program, will result in additional costs which would be passed on to the members by way of increased monthly assessments. This is not something the Board would like to do, but it may be necessary to ensure that the parking violations stop, and parking becomes available to those who require it.

The Board is asking for your cooperation by following the governing documents. Also, landlords should provide a copy of this letter to their tenants to ensure that they understand and abide by the parking rules.

Sincerely,

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Bill Scales, Community Manager,  
on behalf of the Board of Directors for La Mirage at  
Aliso Viejo Homeowners Association