

LOS NIDOS HOMEOWNERS ASSOCIATION

REGULATIONS REGARDING VEHICLE PARKING IN LOS NIDOS SUBDIVISION

Existing Covenants Applicable to the Estancia Primera Community and the Los Nidos Homeowners Association

The following apply to vehicle parking in the Los Nidos neighborhood subdivision:

Amended Declaration of Covenants and Restrictions for the Estancia Primera Community:

6.8 Recreational Vehicles. No house trailers, motor homes, campers, recreational vehicles, boats, or trailers shall be kept or stored within the Property except within the garage of the residence and, then, only if such storage does not cause automobiles and other motor vehicles to be parked in the street. Motorhomes, campers, recreational vehicles, boats or trailers may be temporarily located within the Property for the purpose of unloading passengers, materials and supplies, provided that such location does not exceed twenty four (24) hours in any seven (7) day period and further provided that such motorhome, camper, recreational vehicle, boat or trailer shall not be occupied as a sleeping accommodation during the period approved.

6.9 Vehicles. No vehicle of any type, motorized or otherwise, shall be operated on any Common Area except as authorized by EPCSA. No automobile or other motor vehicles shall be parked in any Common Area **or in any public or private street** within the Property **except in designated parking areas** and no portion of any Lot or Living Unit which is intended to be used as a garage or carport shall be used or converted for use for any other purpose. No vehicles shall be kept or stored on any Common Area or in any public street, private street or driveway area within the property for purposes of accomplishing repairs thereto or the reconstruction thereof, except as permitted by resolution of the Board of Directors. (*Emphasis added*)

Amended Declaration of Covenants, Conditions and Restrictions for Los Nidos Subdivision:

Article 1, Paragraph 8: Parking of Vehicles. No commercial or recreation vehicles of any kind, including campers, motor homes, trailers, boats, and no disabled vehicle or large unsightly equipment shall be allowed, stored, or regularly parked in a Lot, except within a closed garage.

Accordingly:

1. No owners or owners' guests, renters, or employees shall park any vehicle long-term (two weeks or more) or repetitively on either Los Nidos Drive or Avenida Primera South.
2. No vehicles *of any kind* may be parked overnight on Los Nidos Drive or Avenida Primera South because of the significant risk this would pose to other owners.
3. The Board interprets "designated parking areas" in Article 6.9 of the EPCSA Declaration to mean the attached two-car garage that is part of each Los Nidos home. Accordingly, long-term parking of vehicles of any kind in driveways in Los Nidos is prohibited.
4. Vehicles owned by workmen and owners' guests, renters, or employees, while the vehicle owners are working in or outside or visiting in a Los Nidos home or property, may be parked temporarily *during daylight hours* on Los Nidos Drive or on Avenida Primera South (where Los Nidos homes abut Avenida Primera). However, vehicles must not be parked in a manner that obstructs Los Nidos residents from safely exiting their driveways.

(Regulation adopted and approved by Los Nidos Board of Directors on August 28, 2020)