



Parking Policy

This document is to further clarify parking policy within Brookhollow Business Park. Included are summary, excerpt from the CC&R, as well as parking matrix on record with the City. The matrix was last updated and approved by the City in Oct 2010. It needs to be updated any time there is a change to the use as listed and provided to the City Planning for review and approval.

Summary:

- Brookhollow is mandated with a reciprocal parking easement
- City parking ordinances specify the minimum number of parking spaces necessary for each parcel, based on its approved use.
- The owners and their tenants/customers are required to occupy no more than the number of parking spaces indicated on the matrix. Furthermore, owners and their tenants/customers are required to occupy parking spaces located most closely adjacent to their respective building.
- The Board of Directors is given general and broad authority to address and establish policy with respect to parking.
- Upon each failure of an Owner to comply with its obligations under this Section 3.12, the Board, after delivery of written notice and hearing before the Board, may in addition to any other remedy, charge to the non-complying Owner a Special Assessment in the amount equal to the costs of enforcing such Owner's obligations under such specific parking restrictions, including the cost of towing, storage, attorney fees, consultant fees and fees of property management personnel. Such a Special Assessment may be charged for each separate occurrence of an Owner failure to comply with the provisions of this Section, after reasonable written notice and hearing before the Board."

Parking Matrix

Brookhollow Office Park Parking Matrix							
Bldg No	Lot No	Bldg SF	Assembly Area	Use	Parking Ratio	Parking Rqrd	Notes
1506	1	11,964		Office	3	35.89	Various Offices
1506	1	8,556		Medical	6	51.34	VA Clinic
1504	2	18,562		Office	3	55.69	Currently vacant
1500	3	9,351		Assembly		69.00	S&G USA. Required Parking 69 Per City
1502	4	2,390		Office	3	7.17	Various Offices
1502	4	3,970		Office	3	11.91	Vacant
1502	4	3,275	800	Assembly	35	22.86	1/35 SF Assembly Area
1530	5	8,795		Office	3	26.39	Financing Company
1532	6	8,795		Office	3	26.39	Engineering Firm
1534	7	4,256		Medical	6	25.54	Pacific Medical Clinic
1534	7	3,000		Assembly	3	57.00	Iglesia De Dios. Required parking 57 Per City.
1538	8	2,503		Office	3	7.51	Various Offices
1538	8	7,324		Office	3	21.97	Institute for Child & Family Development
1536	9	8,827		Office	3	26.48	Various Offices
1516	10	11,029		Office	3	33.09	Development Firm
1520	10	19,386		Office	3	58.16	Various Offices and Dental Laboratory
1518	11	9,251	3,820	Assembly	35	109.14	Victory Church. 1/35 SF Assembly Area.
1518	11	1,612		Office	3	4.84	Vacant
1518	11	7,568		Office	3	22.70	American Red Cross. Blood Donation
1522	11	11,373		Office	3	34.12	Various Offices
1526	12	19,587		Office	3	58.76	Various Offices
1528	12	18,441		Office	3	55.32	Currently vacant
1524	13	11,361		Office	3	34.08	Executive Suites and Dental Laboratory
1508	14	17,855		Office	3	53.57	Various Offices
1510	15	11,373		Day Care	3	40.50	Children's Village
1570	16	37,785		Office	3	113.36	Currently vacant
1560	17	37,785		Office	3	113.36	Currently vacant
1540	18	17,553		Freeway Showroom	2	35.11	Furniture Stores
1544	18	12,118		Freeway Showroom	2	24.24	Furniture Stores
1548	18	23,982		Freeway Showroom	2	47.96	Furniture Stores
1554	18	31,710		Freeway Showroom	2	63.42	Furniture Stores
1580							Vacant Land-Future Development
		401,337				1,347	
Surplus/(Shortage)						22.17	

BROOKHOLLOW OFFICE PARK ASSOCIATION
CC&R'S AMENDMENT NO. 2
PARKING

4. **Section 3.12-Parking.** Section 3.12 of the Declaration is hereby deleted in its entirety and replaced with the following:

"3.12. Parking. No motor vehicles shall be parked or stored within Brookhollow except within parking lots, areas or buildings approved by the Architectural Committee. No on-street parking shall be permitted within Brookhollow, except for emergency vehicles. No owner shall obstruct the free flow of traffic in the driveways, streets or drive aisles with any fence, barrier or other improvement. No Person shall park, store or keep anywhere in Brookhollow, and operable or inoperable large commercial vehicle, dump truck, cement mixer truck, oil or gas truck, camping trailer, boat, aircraft, mobile home, recreational vehicle, motor home or any other similar vehicle except within an enclosed building or behind a visual barrier that is pre-approved in writing by the Architectural Committee. No Person shall conduct repairs, restorations, or painting of any motor vehicle, boat, trailer, aircraft or other vehicle upon any portion of Brookhollow, except within an enclosed building. Each Owner shall use its commercially reasonable efforts to notify its Permittees that they may not park on nearby properties unless authorized by the owners of such properties. City parking ordinances specify the minimum number of parking spaces necessary for each Parcel in Brookhollow, based on its approved use. Each Parcel in Brookhollow is burdened with and benefited by with a reciprocal parking easement, in accordance with Section 5.02(vi) below. Owners of Parcels improved with less than the City-required minimum number of parking spaces have the right to use parking spaces on adjacent Brookhollow Parcels as necessary to comply with the City parking ordinance. **Exhibit A** attached herto sets forth the minimum number or parking spaces each Parcel requires in accordance with the City parking ordinance. Owners and occupants shall limit the maximum number of motor vehicles located at any time on the Common Area by the Permittees of the building(s) on such Owner's Parcel to no more than the number of motor vehicles required by City parking ordinance for the use(s) on such Parcel on the attached **Exhibit A**. Subject to City parking ordinances then in effect, the Board may revise the allocation of parking among Parcels and impose additional parking regulations for the Common Area, including without limitation designating exclusive parking areas assigned to individual Owners or Parcels, designating exclusive parking areas during specified time periods to the visitors or invitees of a specified Parcel and designating visitor, loading, vanpool, carpool and no parking areas. Declarant or the Association may enforce all parking and vehicle use regulations applicable to Brookhollow, including removing violating vehicles pursuant to California Vehicle Code Section 22658 or other applicable ordinances or statues. Declarant or the Association may also establish a system of controlled parking in the Common Area (excluding the Common Area on the Retail Parcel), which may include the issuance of parking permits for authorized users and validated parking. Declarant may, in its sole and absolute discretion, waive in writing all or any portion of the provisions of this Section 3.12. Upon each failure of an Owner to comply with its obligations under this Section 3.12, the Board, after delivery of written notice and hearing before the Board, may in addition to any other remedy, charge to the non-complying Owner a Special Assessment in the amount equal to the costs of enforcing such Owner's obligations under such specific parking restrictions, including the cost of towing, storage, attorney fees, consultant fees and fees of property management personnel. Such a Special Assessment may be

charged for each separate occurrence of an Owner failure to comply with the provisions of this Section, after reasonable written notice and hearing before the Board.”

Notwithstanding the foregoing, the number of parking spaces allocated to each Owner’s Parcel must meet or exceed current zoning requirements and the assignment of parking spaces shall not unreasonably interfere with the Owners’ use and enjoyment of their respective Parcels.

Exhibit A

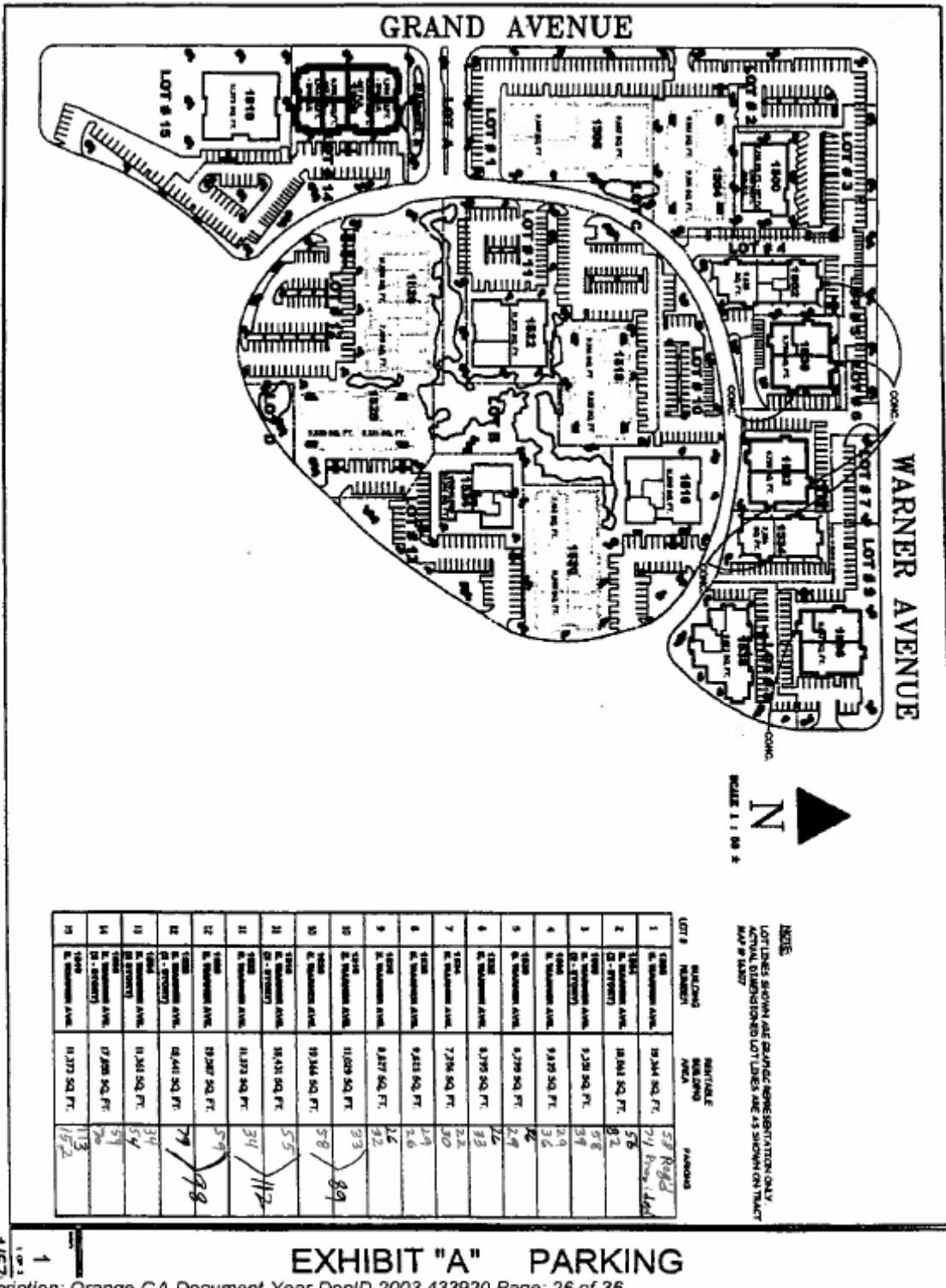
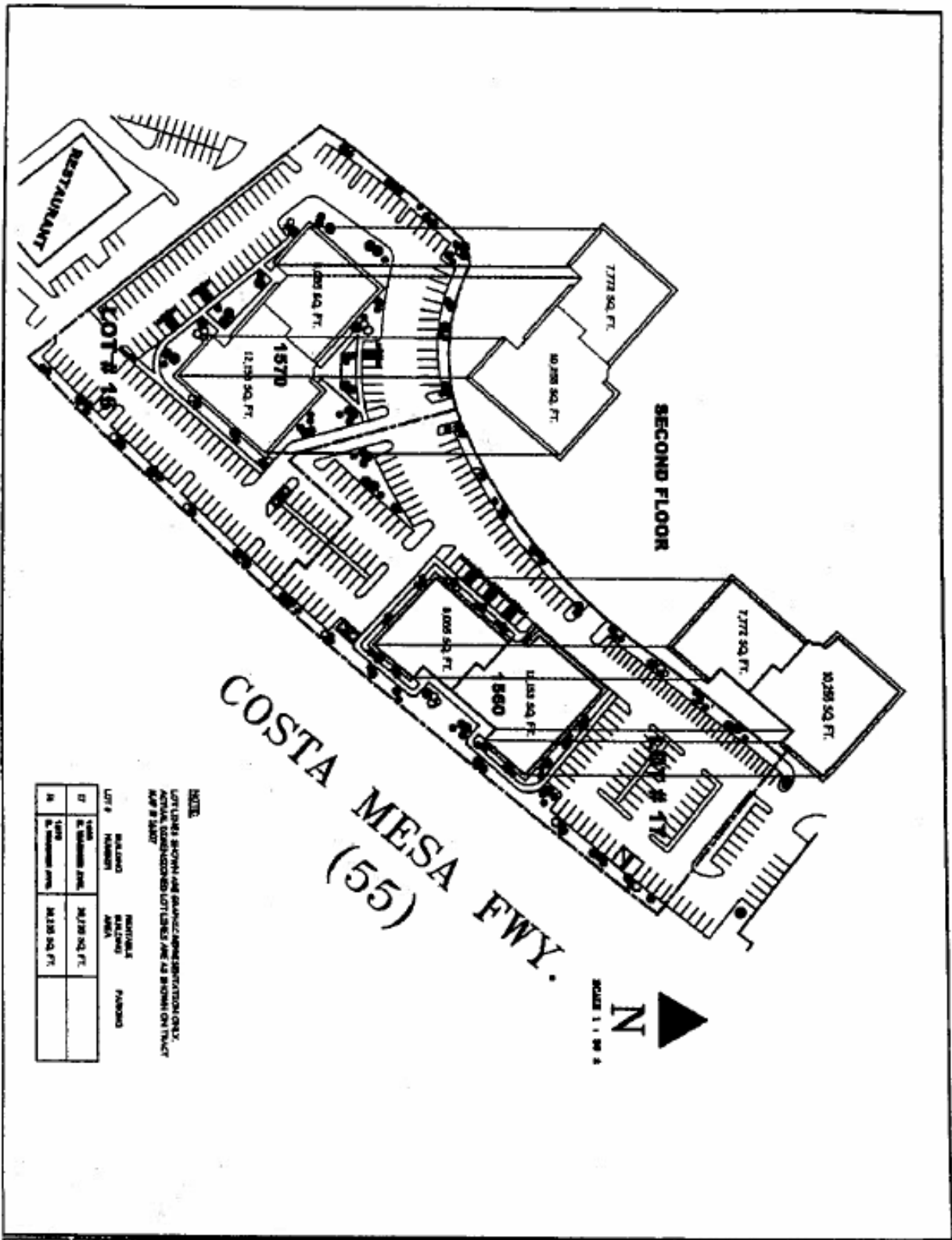


EXHIBIT "A" PARKING

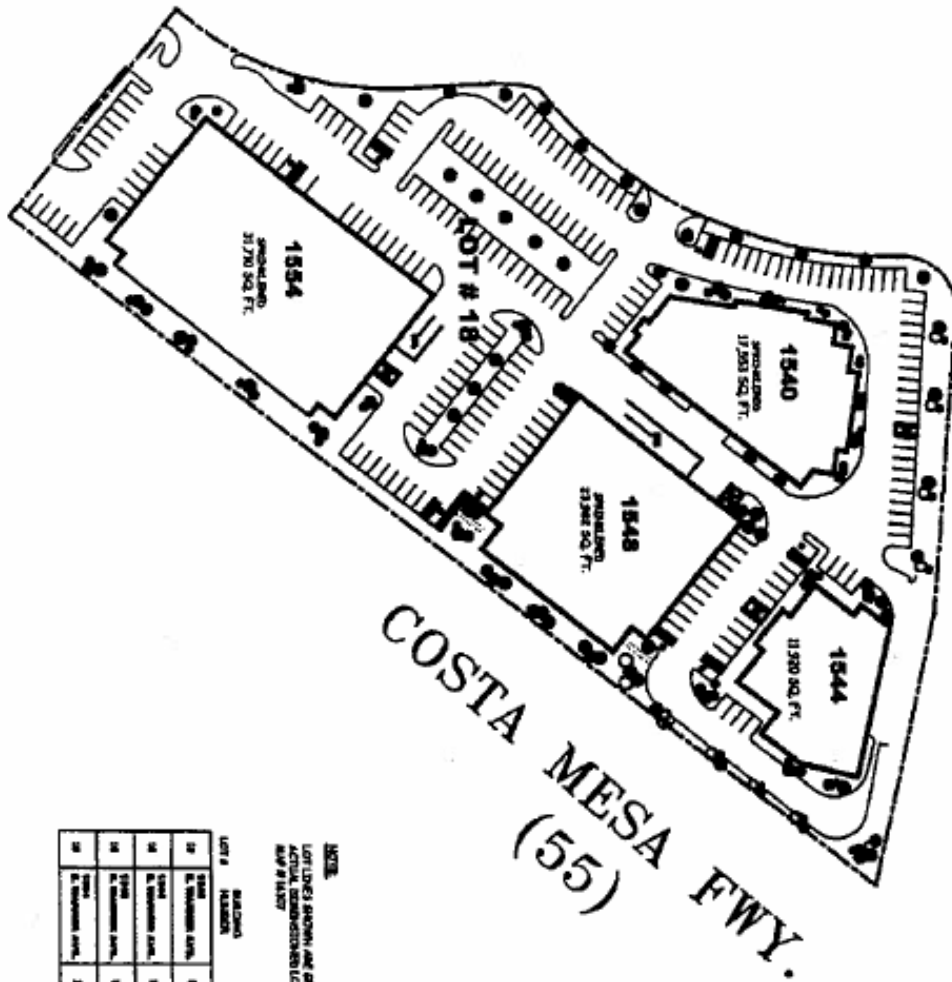


NOTE:
 LOT LINES SHOWN ARE GENERAL REPRESENTATION ONLY.
 ACTUAL DIMENSIONS OF LOTS ARE AS SHOWN ON TRACT
 MAP # 15427

LOT #	AREA	REMARKS	PARKING
17	12,129 SQ. FT.	15,770	
18	14,259 SQ. FT.	15,770	

EXHIBIT "A" PARKING

WARNER AVENUE



COSTA MESA FWY.
(55)



NOTE:
LOT LINES SHOWN ARE BASED ON REPRESENTATION ONLY.
ACTUAL DIMENSIONS OF LOT LINES ARE AS SHOWN ON TRACT
MAP # 15527

LOT #	SECTION	APPROXIMATE AREA	PARKING
18	Lot 18	17,200 SQ. FT.	
19	Lot 19	12,700 SQ. FT.	
20	Lot 20	16,500 SQ. FT.	
21	Lot 21	12,700 SQ. FT.	

EXHIBIT "A" PARKING