

Shadow Rock at the Foothills Association

Parking Policy

The Board of Directors of Shadow Rock at the Foothills Association (“Association”) by a majority vote of the directors present at a duly called and noticed meeting of the Board of Directors, pursuant to its rule making authority, hereby resolves and implements the following parking policy pertaining to any parking violation as set forth in the Associations’ Declaration of Covenants, Conditions and Restrictions (“CC&Rs”).

Article 10 of the CC&Rs contains the following pertinent provisions relating to parking:

10.20 Parking Restrictions

Pursuant to the requirements of the City of Phoenix, imposed as a condition to the City’s approval of the Plat, the Property shall be subject to the following restrictions: No vehicle shall be parked on any street or roadway within the Property, except for short-term parking of normal passenger vehicles, during reasonable times, of reasonable duration and of reasonable frequency, by guests or invitees visiting Owners or Occupants for parties or similar social occasions, provided that such parking shall not block or impede access to Lots or any other part of the Property by public or private emergency or service vehicles or equipment, including, but not limited to, police vehicles, fire trucks and firefighting equipment, ambulance and water, sewer and sanitation vehicles and equipment. The provisions of this Section may be enforced by the Association or any Owner, as elsewhere provided in this Declaration, and may also be enforced by the City of Phoenix. Further, the Board (acting on behalf of the Association) shall have the power, exercisable in its discretion, to: (a) establish and enforce reasonable monetary fines for violations of the provisions of this Section (which fines shall be secured by the lien created under Section 8.3 of this Declaration); and (b) adopt additional rules and regulations implementing the provisions of this Section (including, but not limited to, imposing limitations on the extent, duration and frequency of guest or invited parking during parties or similar social occasions). This Section may not be amended without the express written consent of the City.

As part of this Parking Policy, and consistent with the CC&R provision cited above, the Board hereby adopts the following parking rules:

On-Street Parking

Residents may not park their vehicles on any street or roadway in the Association between the hours of midnight to 6 AM. Temporary on-street parking is permissible for out-of-town guests, invitees visiting residents for parties or other social occasions, or RV

loading/unloading. Owners may submit a variance request to the Association and the Association will consider such requests.

Sidewalks

No vehicle, trailer, boat, etc. may be parked in a way that blocks any part of a sidewalk within the Association. This includes any vehicle, trailer, boat, etc. parked in a driveway. If a vehicle parked in a driveway extends onto or above any sidewalk it may not be parked in the Association.

Construction Dumpsters, Trailers

No construction dumpsters, trailers, PODS, or other containers may be kept on any street or roadway within the Association. All such containers must be kept completely on a driveway and must not extend onto or above any sidewalk. Owners may submit a variance request to the Association for temporary placement of construction dumpsters, trailers, PODS, or other storage containers in the street if necessary and the Association will consider such applications based on the location, visibility, and possible dangers posed by the proposed container. If a variance is granted by the Association, reflective signage, caution tape, reflective cones and/or other safety equipment must be placed on the construction dumpsters, trailers, PODS, or other storage containers to ensure that they can be easily seen by passing traffic.

PARKING ENFORCEMENT POLICY

- A. **Scope.** Any motor vehicle, mobile home, travel trailer, trailer, camper shell, detached trailer, detached camper, recreation vehicle, boat, or similar equipment or vehicle that is parked on the street or Lot in violation of these guidelines, the Rules and Regulations, and/or any other parking provisions of the governing community documents, may be subject to this parking violation enforcement policy.
- B. **Initial Notice and Subsequent Violations.** If the Association observes any motor vehicle, mobile home, travel trailer, trailer, camper shell, detached trailer, detached camper, recreation vehicle, boat, or similar equipment or vehicle, of any Owner or invitee, licensee, or lessee of any Owner, parked in violation of the Rules and Regulations or other governing documents, the following enforcement actions may be taken:
1. **First Notice.** Notice shall be provided to the Property Owner when parking violations have been identified. Notice shall be in the form of a sticker, or notice reasonably related thereto, placed on the vehicle, or other item parked in violation, indicating that it is parked in violation of the Association's Rules and Regulations and must be removed before midnight of the following day.

2. **Second Notice.** If the violation is not cured or is observed 2 or more times within any 30-day period, the member, their tenant(s) or guest(s) may be fined \$50 for each parking violation. A violation letter will be sent to the Property Owner to notify them of the uncured violation(s) and monetary fine.
3. **Subsequent Violations.** If the violation remains uncured or is observed more than 3 times within any 30-day period, the member, their tenant(s) or guest(s) may be fined \$150 for each parking violation. A violation letter will be sent to the Property Owner to notify them of the uncured violation(s) and monetary fine.

RESOLVED, that the Board shall retain the right to amend or repeal this resolution.

BOARD CERTIFICATION

AT A MEETING DULY NOTICED AND HELD THIS 8th DAY OF April 2019, THE BOARD OF DIRECTORS ADOPTED THE ABOVE PARKING RESOLUTION.



SIGNATURE

President of the Shadow Rock Board of Directors
TITLE

SIGNED THIS 8th DAY OF April 2019.