

**CARRIAGE PARC ESTATES HOMEOWNERS ASSOCIATION
ACTION BY THE BOARD OF DIRECTORS**

RECREATIONAL / COMMERCIAL PARKING AND STORAGE POLICY

Pursuant to the authority contained in the Arizona Revised Statutes and the governing document of the association, the Board of Directors of the Carriage Parc Estates Homeowners Association Inc. hereby adopts the following resolution by unanimous consent for and as the actions of the Carriage Parc Estates Homeowners, as of the date the Architectural Guidelines and Association Rules and Regulations were last revised.

RESOLVED, to adopt the following.

Violation Enforcement and Fine Policy for violations of the CC&R's and Rules and Regulations regarding the **Parking and Storage of Recreational and/or Commercial Vehicles**.

Amended CC&R Article 5 Section 5.11 Commercial/Recreational Vehicles states:

No commercial vehicle shall be parked in front of a Lot or in a front driveway or otherwise on a Lot where it can be seen from any street, except for temporary parking only, for a maximum of six (6) consecutive hours and no more frequently than twice in any five (5) day period and no more frequently than four (4) times within a thirty (30) day period.

Commercial vehicles shall not include sedans or standard size pickup trucks which are used both for business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Committee.

No "Recreational Vehicle" (including, without limitation, campers, boats, trailers, mobile homes or similar type vehicles) shall be parked in front of a Lot or in a front driveway or otherwise on a Lot where it can be seen from any street, except for temporary parking only for the express purpose of loading and unloading the Recreational Vehicle, for a maximum of twenty-four (24) consecutive hours and no more frequently than twice in any five (5) day period and no more frequently than four (4) times within a thirty (30) day period.

Notwithstanding the foregoing, a Recreational Vehicle may be parked behind the R-V gate of a Lot with the following stipulations:

Any Recreational Vehicle properly located behind the R-V gate of a Lot must be covered with a commercially made cover (no tarps, or similar) that fits and matches the approved home color schemes of the neighborhood – tan or beige is acceptable (white is not an approved color). The Recreational Vehicle cover must be maintained so that there are not visible holes, tears, or fraying.

Any Recreational Vehicle properly located behind the R-V gate of a Lot must be owned by a person living on the Lot where the Recreational Vehicle is parked. The owner of the Recreational Vehicle must provide the Association a copy of the vehicle title for the Recreational Vehicle evidencing proof of ownership.

A maximum of two (2) Recreational Vehicles may be parked behind the R-V gate of a Lot at the same time, however, the Recreational Vehicles so parked may not be of the same type.

No Recreational Vehicle may be used as a temporary or permanent residence on a Lot or within the Project at any time.

Any Recreational Vehicle located on any Lot or within the Project must be in operational condition.

No vehicles (including commercial vehicles and Recreational Vehicles) or other mechanical equipment may be dismantled or repaired (except for ordinary maintenance and repair of such vehicles and equipment inside an enclosed garage, and emergency repairs elsewhere for a time period not exceeding forty-eight (48) hours) or allowed to accumulate on any Lot or in front of any Lot, or ever parked or used on any common Area, except as required by the Association for it to perform its duties hereunder. No vehicle which is abandoned or inoperative shall be stored or kept on any Lot or in front of any Lot in such manner as to be visible from any other Lot or any street or alleyway within or adjacent to the Project.

Recreational & Commercial Vehicles that are in violation of Amended Section 5.11 will be subject to the Recreational & Commercial Vehicle Enforcement and Fine Policy, adopted on May 9, 2016.

Violations will be cumulative.

1. The first observance of any violation to Section 5.11 will result in a courtesy notice advising that the owner has 10 days to bring their lot into compliance. The notice will also advise that if the violation is not corrected, further action, including monetary fines and legal action will be taken. Pursuant to ARS 33-1803, owners will be provided with the opportunity to request a hearing of the board, otherwise known as an appeal. All requests must be received by the management company within 10 days of the date of the notice.
2. If the violation has not been correct by the 11th day from the date of the courtesy notice, the owner will be sent a violation notice and charged a fine in the amount of \$250.00. Owner has 5 days to correct the violation or further action, including additional monetary fines and legal action will be taken.
3. If the violation has not been corrected by the 5th day from the date of the second notice , the owner will be sent a violation notice and charged a fine in the amount of \$500.00. The owner will have 5 days to correct the violation or further action will be taken, including additional monetary fines and legal action.
4. If the violation has not been corrected by the 5th day from the date of the third notice, the Association will seek relief of the violation through the Association's attorney and the court system. All legal fees will be the responsibility of the owner in violation.

If a violation pattern is identified (such as an owner moving the Recreational Vehicle out of the community for 2 weeks, and brings it back to the community for 1 week and so on), the violation schedule will not start over. The violation schedule will resume from the last notice & fine

issued. After a time period of 180 days free of Recreational / Commercial Parking & Storage Violations, the violation & fine schedule will start over.

Procedures:

1. Homeowners will be notified by first class mail and email if the owner has provided a valid email address. .
2. The homeowner has the right to a hearing before the Board or Violations Committee where decisions of the Board are final. Hearing requests must be received in writing by the Management Company within ten days of the date on the notice.
3. Board will direct Management Company, as to waiving or assessing of fines at each hearing or board meeting and for all pending fines and/or legal action with the Association's Attorney.

Example Timeline:

1. **June 1** – RV is parked in driveway. Courtesy Notice Sent. 10 days to comply.
2. **June 11** – RV is still parked in driveway. \$250 fine notice sent. 5 days to comply.
3. **June 16** – RV has been moved behind RV gate, but does not have the appropriate cover, nor is it registered with the HOA, \$500 fine notice sent. 5 days to comply.
4. **June 21** – RV still on lot, but does not have the appropriate cover, nor is it registered with the HOA. Account turned over to attorney for Legal Action.

Total amount of fines owed by owner within a matter of 21 days: **\$750.00**
Legal fees will be additional.