

ARIZONA VALENCIA II HOME OWNERS ASSOCIATION

Common Area Parking Policy

This COMMON AREA PARKING POLICY was adopted by the Board of Directors for Arizona Valencia II Home Owners Association (the "Association") at the duly called and held board meeting on November 12, 2013.

RECITALS

WHEREAS, the Association is governed by the Declaration of Covenants, Conditions, Restrictions and Easements for Arizona Valencia II (the "Declaration").

WHEREAS, pursuant to Section 3.1(b) of the Declaration, the Association may regulate and control the use of the Common Areas.

WHEREAS, pursuant to Section 6.13 of the Declaration, the Association may adopt, amend and repeal Association Rules that govern and restrict the use of the Common Areas.

WHEREAS, there are several Common Area parking spaces located adjacent to the community park. The community park is known as Common Area Tract B on the plat map for the Association.

WHEREAS, the Board of Directors Unofficial Document decides to establish a parking policy that sets forth certain rules and regulations regarding the parking of vehicles on the Common Area parking spaces located adjacent to the community park.

NOW, THEREFORE, the Board of Directors adopts the following Common Area Parking Policy:

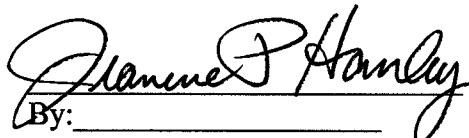
- The Common Area parking spaces are limited to temporary parking only. Temporary parking constitutes no more than three (3) days per week, not to exceed six (6) days a month.
- Upon the request of an Owner and for good cause only, the Association may grant an extension of the (3) day per week / six (6) day per month limitation on parking. All extensions must be approved in writing by the Association and require the vehicle description and plate number of the vehicle.
- The Common Area parking spaces may be utilized by an Owner, resident or tenant, or any guest or invitee of an Owner, resident or tenant.
- No abandoned or inoperable vehicle (which includes, but is not limited to, vehicles with expired tags, flat tires, broken windows, etc) may be parked on the Common Area parking spaces.

- No commercial or recreational vehicle (which includes, but is not limited to, mobile homes, motor homes, boats, trailers, campers, etc.) may be parked on the Common Area parking spaces.

- No vehicle may be parked on the Common Area parking spaces which, pursuant to Section 5.12 of the Declaration, must be parked in a fully-enclosed garage or is otherwise prohibited by the Declaration.

- If any vehicle is parked in violation of the Common Area Parking Policy, the vehicle will be "tagged." If the vehicle is not removed within twenty four (24) hours after being tagged, the vehicle may be towed at the owner's expense. Vehicles that have been tagged more than three (3) times may be towed immediately. In addition to towing the vehicle, the Association may pursue any other enforcement remedy authorized by Arizona law or the terms of the Declaration.

The Board of Directors reserves the right to amend or modify the terms of this Common Area Parking Policy at any time.


By: _____
Its: Board President

11/12/13
Date

Unofficial Document