

Power Ranch Community Association
Amended Fine and Enforcement Policy and Procedure for Parking
for Village at Power Ranch
Revised January 2025

The Power Ranch Community Association (PRCA) is committed to maintaining a safe and orderly environment for all residents and to ensure fair and consistent application of our parking policies. Our goal is to create a community where all residents can enjoy safe, accessible parking areas. We appreciate your cooperation in adhering to these policies for the benefit of everyone in our neighborhood.

The basis of the current parking policy is contained in the following document: Power Ranch Community Master Association ("Association") Covenants, Conditions, and Restrictions (CC&Rs), recorded at Instrument No. 1999-0916566, Sections 4.3.19 through 4.3.21 and 4.3.27 and the Declaration of Additional Covenants, Conditions, Restrictions and Easements for Village at Power Ranch, recorded at Instrument No. 2006-0549041, Section 3.1.

The following sections establish clarifications and updates to the documents identified above and are hereby known as the Village Neighborhood Parking Policy, as approved by the Power Ranch Board of Directors on December 9, 2024.

The term "vehicles" as used in these parking rules and regulations, shall include, without limitation; automobiles, trucks, vans, boats, boat trailers, motorcycles, camper shells, detached campers, motor homes, recreational vehicles, travel trailers, tent trailers, hang gliders, ultra lights, or other similar vehicles and equipment.

General Information

- A.** Overnight parking is not allowed unless you have a valid parking permit. Overnight parking hours in the Village are defined as the hours from 12:00 A.M. through 5:00 A.M. Temporary parking permits are issued Monday through Friday during the hours of 9 A.M. and 4 P.M. There are no permits issued after hours or on the weekends. Please plan accordingly.
- B.** Owners or residents of the Village are required to register all vehicles with the PRCA office. Vehicles not in compliance with the Power Ranch Rules and regulations will result in a violation notice and/or possible towing of the vehicle in violation at the owner's expense.
- C.** Residents are required to park in their garage before parking any vehicle(s) within the designated on-street parking areas and display a current resident or guest parking permit. (**See parking waivers section for exceptions**)
- D.** When parking on street, vehicles must be parked in the same direction of traffic flow on side of the street where vehicle is parked.
- E.** Any resident requesting permits for more than (2) vehicles must provide proof the garage is used for parking. (**See parking waivers section for instructions and exceptions**).
- F.** Any and all federal, state, local and PRCA Guidelines, Rules & regulations shall be followed at all times while within the Association boundaries.

No Parking Zones

- A. **FIRE LANES:** Alleys within the Village Neighborhood are designated Fire Lanes by the Town of Gilbert. These areas are clearly marked and signed. There is no parking allowed in fire Lanes at any time. Vehicles parked in Fire Lanes will be ticketed and towed at the vehicle owner's expense.
- B. **FIRE HYDRANTS:** The Town of Gilbert prohibits parking within 15 feet of any Fire Hydrant. Vehicles parked in front of fire hydrants will be ticketed and towed at the vehicle owner's expense.
- C. **SIDEWALKS & LANDSCAPED AREAS:** Parking of vehicles on sidewalks, landscaped areas, or Design Review Committee-approved access ways is prohibited. Do not allow your vehicle to extend onto or beyond sidewalks, accessible ramps, or entrances to sidewalks. Please do not let the front, side or rear of your vehicle hang over the sidewalk. Vehicles parked on sidewalks, landscaped areas, accessible ramps, or entrances to sidewalks (or blocking sidewalks, accessible ramps, or entrances to sidewalks) are subject to ticketing and towing at vehicle owner's expense.
- D. **STREET CORNERS:** Vehicles shall not park within 20 feet (approximately one car length) of a street corner. Such parking restricts visibility, hinders traffic, and creates a safety hazard for pedestrians and vehicles. Violators are subjected to ticketing and towing at vehicle owner's expense.
- E. **DRIVEWAYS:** Parking is NOT ALLOWED within 20 feet of any driveway. Such parking restricts visibility, hinders traffic and creates a safety hazard for pedestrians and vehicles. Violators are subject to ticketing and towing at owner's expense.
- F. **Parking in the street bump-out areas** is prohibited unless it is designated as an approved parking location. Violators are subject to ticketing and towing at the vehicle owner's expense.
- G. **Parking within the alley**, alley easement, open space easement, sidewalk or landscaped area of the Villages neighborhood is strictly prohibited. Vehicles in violation of this policy may be ticketed and/or towed at the vehicle owner's expense.

INOPERABLE VEHICLES

- A. Inoperable or disabled vehicles are prohibited from being parked in the street or anywhere on the property except for inside the owner's garage.
- B. Inoperable or disabled vehicles include, but are not limited to, the following:
 - a. No license tag/plate, up on blocks, in an inoperable condition, has a flat tire; or
 - b. Vehicle has not been driven at a minimum of once every 5 days, or shows other signs of not being in use, as determined in the discretion of the Board.

Enforcement/Fines

The master Association CC&Rs and the Village CC&Rs identified in this Policy provide for the ticketing and towing of any vehicle parked in violation of these policies at the vehicle owner's expense. Also, any expense incurred by the Association in connection with the enforcement of these policies shall be paid to the Association by the owner of the vehicle upon demand.

1. **First Violation:**
 - The Association's agent will ticket the vehicle, noting its make, model, and license plate.
 - The owner will receive a courtesy notice, except for safety and accessibility violations (see below).

2. Safety and Accessibility Violations:

- Any vehicles parked in such a manner to create a safety or accessibility concern are subject to immediate towing without warning. No warnings and no grace period will be given

3. Second Violation:

- Results in a \$100 fine.
- A notice to tow the vehicle will be issued to the Owner.

4. Repeat Violations:

- If a vehicle is ticketed again within 6 months of the first violation:
- Vehicle will be tagged for towing.
- Towing will occur within 48 hours.

5. Notification Process:

- Violation notices will be placed directly on the vehicle and mailed to the owner.

Injunctive Relief

The Association may seek injunctive relief following the assessment of a fine or at any time during the enforcement process.

Parking Waivers

A waiver to the above parking policies may be granted to the homeowner, or the person or company that holds the right to use and occupy a property under the terms of a lease, or their or the homeowner's guest by Power Ranch Master Association management for temporary occasions or unique situations.

Unique situations are (1) their garage will not accommodate their large vehicle or (2) both spaces in their garage are being utilized to park a vehicle. Each parking permit MUST be preapproved and is applicable only to the specific time frame. Consecutive requests for parking permit waivers will be considered on a case-by-case basis.

An owner may apply for a parking permit or long-term parking waiver by filling out the request form provided at the Association office located at 4546 E. Haven Crest Drive. You must provide your name, address, the vehicle's make, model, color and plate number, along with the reason for the request, location and duration of the requested waiver. **Please note: in order to be considered for a long-term parking permit waiver you must be utilizing all garage spaces that will accommodate vehicles. Please supply pictures that support the request. It is the responsibility of the person requesting the parking permit waiver to renew it prior to expiration.**

Application can also be made online at <http://www.mypowerranch.com> or by contacting Association management office. Voicemail messages are only accepted if calling outside business hours and you are simply letting management know that you have an exception for a particular time frame.

If the request has been made during normal business hours, once the parking permit waiver application is approved and recorded, management will provide a parking permit waiver to the owner/resident/guest. The certificate will provide specific details and compliance instructions for the parking permit waiver and may include additional restrictions associated with unique circumstances. The parking permit waiver certificate must be clearly displayed on the vehicle.

Any unusual, unanticipated and/or undefined situation will be handled on a case-by-case basis by the Power Ranch Board of Directors, as required. All Board decisions rendered are final.

All hearings or disputes regarding parking will be heard by the Power Ranch Board of Directors and all decisions rendered by the Board are final.

This fine Policy is in addition to any and all other remedies provided for by the laws of the State of Arizona and the Covenants, Conditions, and Restrictions of Power Ranch and any amendments thereto and the use hereof does not inhibit the Association exercising any other rights of enforcement which will include towing and any and all legal means.

A large black rectangular redaction box covering the signature of the President.

(Signature of President, Board of Directors)

1/14/2025

Date

Gordon Engstrom

(Printed Name of President)