

Knolls Neighborhood Parking Policy

In response to comments received from residents of the Knolls neighborhood during a public meeting on January 20, 2014, and in response to subsequent comments and suggestions from the residents, the Knolls Committee has developed the following clarifications and updates to the parking policies within the Knolls neighborhood.

The basis of the current parking policy is contained in the following two documents:

Power Ranch Community Master Association (the Association) Covenants, Conditions, and Restrictions (CC&Rs) dated 01/02/06, Sections 4.3.19 through 4.3.21; and

Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Power Ranch Neighborhood 9, dated June 16, 2006, Section 3.6.

The following Sections constitute clarifications and updates to those documents identified above, and are hereby known as the **Knolls Neighborhood Parking Policy**, as approved by the Power Ranch Board of Directors in a regular meeting August 25th, 2014, and effective immediately thereafter.

A. Definitions

The definitions for “Motor Vehicles”, “Vehicles”, “Commercial Vehicles”, and “Family Vehicles” contained in the above documents are incorporated by reference into this Policy.

- 1. Long-Term Storage** is defined as parking for more than five (5) consecutive days in any 30-day period.
- 2. Temporary Parking** is defined as parking for no more than 24 hours at a time.
- 3. Overflow or Guest Parking Areas in The Knolls** are defined as the grouping of three or more parking spaces on private streets as depicted on the plat map.

B. Overflow Parking Areas

Within certain portions of the Knolls neighborhood, specifically in the Lofts, Bungalows, and Two-Story residence areas, Overflow Parking Areas are provided for those residents and their guests. These areas are not intended for long term resident parking or for long-term storage of any vehicles. Overflow parking is not for the storage of vehicles. Vehicles must be driven at a minimum of once every 5 days. Cars will be stickered for towing if they appear to not be moved within that time frame. Residents are required to park their vehicles in their garages; in the areas of Single-Family Detached homes, residents are

required to park their vehicles in their garages or driveways, and vehicles shall be parked as close as practical to the home. In the event that owners or residents have more than two vehicles, they are required to get a parking permit for on street or overflow parking. On-street parking when driveway or overflow parking space is available is not in compliance with the Power Ranch CC&Rs and will result in a violation notice.

D. No Parking Zones

- 1. Fire Lanes** – The private streets and alleys within the Knolls neighborhood are designated Fire Lanes by the Town of Gilbert. These areas are clearly signed and there should be no parking in Fire Lanes at any time. Overflow parking areas may be used for temporary loading and unloading. Vehicles parked in Fire Lanes are subject to ticketing and towing at the Owners expense
- 2. Fire Hydrants** – The Town of Gilbert prohibits parking within 15 feet of any Fire Hydrant. Vehicles parked at Fire Hydrants are subject to ticketing and towing.
- 3. Sidewalks** – Vehicles shall not encroach on sidewalks, accessible ramps, or entrances to sidewalks. Vehicles parked on sidewalks are subject to ticketing and towing.
- 4. Street Corners** – Vehicles shall not park within 20 feet (approximately one vehicle length) of a street corner. Such parking restricts visibility, hinders traffic, and creates a safety hazard for pedestrians and autos.

E. Stored Vehicles

Public streets, Private streets and Overflow Parking Areas shall not be used for Long-Term Storage of any vehicles. Vehicles parked in Overflow Parking Areas longer than defined above are subject to ticketing and towing.

F. Enforcement

Both the Master Association CC&Rs and the Neighborhood 9 CC&Rs identified above provide for the ticketing and towing of any vehicle parked in violation of these policies. 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.

Vehicles parked in violation of these policies may be ticketed by an agent of the Association indicating the make, model and license plate of the car. Owners will receive one courtesy notice from the Association. The second notice will contain a \$100 fine and a notice to tow the vehicle. If the vehicle is ticketed a second time within 6 months, the vehicle will be tagged and towed within a 48 hour period. Notice of violation will be placed on the vehicle in addition to being mailed to the owner.

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

G. Parking Waivers

A waiver to the above parking policies may be granted by Power Ranch Master Association management for temporary occasions or unique situations. Each parking waiver must be preapproved and is applicable only to the specified time frame.

Consecutive requests for parking waivers will only be considered on a case by case basis.

An owner may apply for a parking waiver or long term parking pass by filling out the request form provided at the Association office located at 4444 E Haven Crest. Drive. You must provide 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 pass you must be utilizing all garage spaces and the original driveway pad (if applicable) Please supply pictures that support the request. It is the responsibility of the person requesting the pass to renew it prior to expiration.

Application can 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 waiver application is approved and recorded, management will provide a parking waiver/pass to the owner/resident. The certificate will provide specific details and compliance instructions for the waiver, and may include additional restrictions associated with unique circumstances. The parking waiver certificate must be either clearly displayed on the vehicle.

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