

**Power Ranch Community Association
Amended Fine and Enforcement Policy Procedure for Parking
Village at Power Ranch**

The following Sections constitute 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.

General Information

- A. Overnight parking is prohibited. Overnight parking hours are defined as the hours from 12:00 PM through 5:00 AM.
- 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 & Regulations will result in a violation notice and possible towing of HDB the vehicle in violation.
- C. Residents are required to park in the garage, carports, residential driveways or other designated parking areas, before parking any vehicle(s) within the designated on-street parking areas and display a current resident/guest parking permit. When on-street parking is utilized, vehicles must be parked parallel to the direction of traffic flow on that side of the street of which the vehicle is parked.
- D. Any resident requesting permits for more than (2) vehicles must provide proof the garage is used for parking only.
- E. 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 signed and there should be no parking in Fire Lanes at any time. Vehicles parked in Fire Lanes are subject to ticketing and towing at the Owners expense.
- B. Fire Hydrants – The Town of Gilbert prohibits parking within 15 feet of any Fire Hydrant. Vehicles parked in front of fire hydrants are subject to immediate ticketing and towing.
- C. Sidewalks – Vehicles shall not encroach on sidewalks, accessible ramps, or entrances to sidewalks. Vehicles parked on sidewalks, obstructing accessible ramps, or sidewalk entrances are subject to ticketing and towing.
- D. 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.

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: no license tag/plate, up on blocks, in an inoperable condition, has a flat tire, vehicle has not been

driven at a minimum of once every 5 days ,or other signs of no use as determined by the Board of Directors or designated representative. Such vehicles are subject to ticketing and towing.

Enforcement

The Master Association 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. If the Association elects to tow a vehicle, no prior notice will necessarily be provided. If the Association elects not to tow a vehicle, then the following procedure shall be followed:

First Notice: A ticket will be placed on the vehicle stating that the vehicle is parked in violation of the PRCA/Village Parking Policy.

Second Notice: A ticket is placed on the vehicle and a Notice of Intent to Fine letter will be mailed to owner of the address in front of which the vehicle is parked. This notice states that possible monetary fines, at \$20.00 per day/occurrence, for further violations may be imposed. This notice shall also include a provision regarding the opportunity for the Owner to contest the violations. The notice will allow the Owner ten (10) days to contact the Association Manager or other such person as designated in the notice, in writing, to contest the violations. Failure by the Owner to request a hearing within ten (10) days shall constitute a waiver of the right to a hearing on the violations.

Third Notice: A ticket will be placed on the vehicle in violation. An On Street Parking Fine Notice will be sent from the Association based upon the repeated violations. This letter shall include notice to the Owner that a fine of \$20.00 per day/occurrence, from the date of the initial violation, may be imposed and the Association may exercise other enforcement rights provided for by law or in the CC&Rs.

Notice of Fines: A Notice of Fine letter will be mailed stating that fines of \$20.00 per day/occurrence were imposed as per the On Street Parking Fine Notice.

Reoccurring Violations: If parking violation(s) reoccurs within three (3) months of the date of the Fine Notice, then the enforcement process will resume from the On Street Parking Fine Notice letter stage.

Injunctive Relief: The Association may seek Injunctive Relief following the assessment of a fine or at any time during the enforcement process.

If payment of a fine is received within ten (10) days of the date of Notice of Fine letter, the fine may be reduced by 50%. Payments made with insufficient funds shall not be considered to have been made within ten (10) days and the full amount of the fine will be due.

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 may include towing and any and all legal means.