

The Townhomes at El Dorado Homeowners Association Vehicle and Parking Rules and Regulations Effective: December 1, 2015

1. Owners, tenants, guests and vendors are subject to these Vehicle and Parking Rules and Regulations.
2. Guest vehicles within Townhomes at El Dorado are prohibited from being parked in any location other than the designated "guest parking" areas or within an enclosed garage. Use your garage, No parking on the street or on the driveways. The driveways are common property owned by the Association.
3. Residents of the Townhomes at El Dorado (owners and tenants and anyone residing with them) are prohibited from parking any type of vehicle at any location within the Townhomes at El Dorado, other than within their enclosed garage or the open parking by the pool. Other than while entering or exiting the garage, or while actively engaging in some activity within the garage, the garage door shall remain closed.
4. All designated common area parking spaces within The Townhomes at El Dorado are for guests. (These areas are marked "Guest Parking")
5. If a guest will be parking within The Townhomes at El Dorado overnight and will be parking in the "guest parking" spaces, the owner or tenant of record must obtain a Guest Parking Permit for their guest from the management company. The permit must be placed on the dashboard and visible at all times when parked in the "guest parking" space.
6. Owners and tenants are responsible for vehicles belonging to their invited guests and vendors and for making their guests and vendors aware of the areas in which guests are allowed to park and the parking rules.
7. Vehicles parking in "guest parking" must be parked within the white lines and in a position that allows reasonable parking access to the adjoining parking spaces.
8. "Guest parking" shall not be used for any purpose other than to park motor vehicles.
9. Parking or storage by owners and/or tenants of recreational vehicles/commercial vehicles/trailers etc. is prohibited within the Townhomes at El Dorado unless parked within an enclosed garage. This includes, but is not limited to, trailers, campers, motor homes, mobile homes, van conversions and boats. Golf carts are allowed in the community so long as they are stored in the garage and they are properly insured under an automobile or homeowners insurance policy.
10. No "marked" or "unmarked" commercial, constructions or like vehicles, including but not limited to, pickup-type vehicle in excess of three quarter (3/4)

ton capacity, and vehicles bearing commercial licenses or commercial insignia belonging to an owner or tenant shall not be parked or stored on any lot or common area other than inside an enclosed garage. Emergency vehicles like police cars are excluded.

11. Except for emergency vehicle repairs, no vehicle shall be constructed, reconstructed or repaired outside an enclosed garage within The Townhomes at El Dorado, and no inoperable vehicle may be stored or parked within the Townhomes, if it is visible from neighboring lots or from any of the common area.

12. No vehicle, which presents an immediate hazard to the community, (including, but not limited to, leaking dangerous or poisonous fluids) may be parked at any location within The Townhomes at El Dorado; including the enclosed garage.

13. The speed limit within The Townhomes at El Dorado is ten (10) miles per hour. Drivers are cautioned to: exercise vigilance for children, pedestrians and pets, (b) be alert of other vehicles backing out of garages and driveways and entering from side streets. Please remember there are no sidewalks in the community so the roads are shared with both pedestrian and bicycle traffic.

14. All lot owners shall furnish a copy of these "Vehicle and Parking Rules and Regulations" to any and all tenants that occupy their property. Owners will be responsible for any and all parking violations by their tenants.

15. The Townhomes at El Dorado Homeowners Association owns all driveways and driveways are not to be used for parking vehicles. Driveways may be used for short term for (a) loading and unloading, or (b) cleaning and must not be left unattended. Overnight parking in driveways is strictly prohibited.

Exceptions:

16. New residents will be given a two week grace period for cleaning and organizing the garage. During this time, parking of no more than two vehicles in guest parking is permitted provided the Management Company is notified and has been furnished with the new resident's name, address, make, model, color and license number of the vehicle(s). A temporary Parking Permit will be issued which must be clearly displayed on the dashboard or mirror of the vehicle(s) and may be extended with written Board approval.

17. Any owner or resident may park up to two vehicles in guest parking for a period of up to 12 hours if necessary for the cleaning, organizing or other authorized use of their enclosed garage. A temporary Parking Permit must be issued which must be clearly displayed on the dashboard or mirror of the vehicle(s). This exception is intended for occasional use and for no more than one occasion or event within any consecutive 30-day period.

18. The Management Company has the authority to grant waivers to these "Vehicle and Parking Rules and Regulations" upon showing of good cause and

the submission of information deemed necessary to issue a Temporary Parking Permit. This permit will be issued to the homeowner/resident.

19. The Board has the authority to grant waivers to these "Vehicle and Parking Rules and Regulations", upon good cause and the submission of information in writing the Board deems necessary, and to issue a Provisional Parking Permit subject to the terms and conditions the Board may impose. When the Management Company is not available to grant a waiver (eg: during holidays), a Board Member may issue a Temporary Permit. The Board Member must notify the Management Company on the first available day after the holiday. The Board may revoke a Provisional Parking Permit at any time for any reason.

20. Parking Permits are issued only to individually licensed vehicles and cannot be transferred to another vehicle. Any Parking Permit issued must be clearly displayed on the dashboard or mirror of the vehicle.

21. "Marked" or "unmarked" service vehicles including moving vans and emergency vehicles, whose drivers are **ACTIVELY** engaged in providing a service to an owner or resident, are exempt from these "Vehicle and Parking Rules and Regulations". Notwithstanding the foregoing, no service vehicle or moving van shall block the ingress and egress to other residents unless it is capable of being moved within ten (10) minutes upon notice of the vehicle or moving van blocking access to another resident.

Enforcement & Sanctions:

22. First Offense: will be a demand (CCR 0.3.1) to cease and desist the alleged violation. A warning notice will be left on the driver's window of the vehicle and/or a friendly notice will be sent to the owner of the offending unit. The Management Company will be notified ASAP and provided with the vehicle make, model, color, license plate number and issuing state or country. A letter from the Management Company will be sent to the townhome owner listing the alleged violation if the owner is known. (Owners are responsible for notifying their tenant/resident). Violators must contact the Management Company within 24 hours to abate the violation. If the violation happens again within 30 days it will be considered a continuing violation. If the violation is not cured within 24 hours the vehicle may be towed. **Vehicles that pose an immediate hazard to the community including but not limited to unattended parking on the street, unattended blocking of the egress and ingress of other residents and leaking vehicles may be immediately towed.**

23. Second Offense – Hearing and Potential Fine (CCR 10.3.3): within thirty (30) days of the first notice, if the violation continues, the owner of the offending unit will be sent in writing a notice of hearing. The notice will include the date and time of the hearing, who witnessed the violation and what needs to be done to cure the violation. The hearing date shall not be less than 10 days from the date of notice. The owner is encouraged to attend the hearing to plead their case or to send a statement in writing prior to the hearing. At the hearing the Board will determine if a fine will be imposed. **Vehicles that pose an immediate hazard to the community including but not limited to unattended parking on the street,**

unattended blocking of the egress and ingress of other residents and leaking vehicles may be immediately towed.

24. Third & Subsequent Offenses: within thirty days of the hearing and imposition of the first fine if the same violation continues the owner will automatically be assessed a fine on a monthly basis until the violation is abated. **Vehicles that pose an immediate hazard to the community including but not limited to unattended parking on the street, unattended blocking of the egress and ingress of other residents and leaking vehicles may be immediately towed.**

25. All fines shall be assessed against the unit owner. Unpaid accumulated fines over \$300 will be referred to the Association attorney for collection.

26. Violation citations shall be issued based on residence. That is, alternating vehicles in restricted parking will have no effect on the process and each vehicle will be considered as one and the same.

Sanctions/Fines:

First Offense: Warning

Second Offense: \$25 fine per violation

Third & Subsequent Offenses: \$50 fine per violation until abated

The current Management Company for the Townhomes at El Dorado is:

Copper Rose Community Management

6601 E. 22nd Street

Tucson, AZ 85710

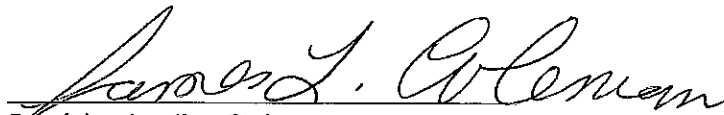
Phone: (520) 888-0474 **Fax:** (520) 888-5407

E-mail: amandaw@copperroseinc.com

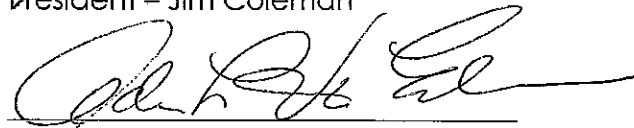
Website: www.doradohoa.com/block60v2.html

Association Manager – Amanda Williams

Amended on November 9th, 2015 by the Board of Director of the Townhomes at El Dorado Homeowners Association



President – Jim Coleman



Secretary – Adrian Van Eekeren