

**Power Ranch  
Community Association  
Parking Rules and Regulations**

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.

1. Overnight street parking is prohibited within the community. Overnight street parking has been defined by the Board of Directors as any vehicle parked on the street at any time between the hours of 10:00 p.m. and 5:00 a.m. without prior approval from the Association. Construction, service and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or make a delivery to a residence or the Common Area. Vehicles permitted by law to park on streets and driveways (i.e. some emergency response vehicles) are exempt from this provision.
2. Residents are prohibited from parking or storing disabled vehicles so as to be Visible From Neighboring Property, the street, or Common Area. A vehicle shall be considered “disabled” if it does not have a current license tag, is up on blocks, is obviously inoperable, or has flat tires or other signs of non-use as determined by the Board of Directors or its designated representative. Except for emergency vehicle repairs, no vehicle shall be constructed, reconstructed or repaired upon any Lot, Parcel, street or Common Area.
3. Any and all federal, state, local and PRCA Guidelines, Rules & Regulations shall be followed at all times while within the Association’s boundaries.
4. Traffic and trail signs shall be obeyed at all times.
5. Parking of vehicles on sidewalks, landscaped areas, or DRC approved access ways is prohibited.
6. Boats or other watercraft, camper shells, detached campers, motor homes, recreational vehicles, 5<sup>th</sup>-Wheelers/ATV/off road vehicles, hang gliders, ultra lights, or other similar equipment; trailers including but not limited to: travel/equipment trailers (both open and closed), boat trailers, tent trailers, may not be stored or parked as to be Visible From Neighboring Property, the street, or Common Area, except for 48 hours for loading/unloading. To be effective 4/2/10.
7. No vehicle is permitted to hang over the sidewalk.
8. Any vehicle with the gross manufactures vehicle weight rating of more than 5 tons and/or; including but not limited to, bucket trucks, tow/wrecker/hauler trucks, shall not be parked as to be Visible From Neighboring Property, the street, or Common Area.
9. Violations of this policy shall apply to the Lot the vehicle is associated with and not to a specific vehicle.

10. Residents may request a temporary waiver of the Policy by contacting the Association. The Board of Directors or its designated Representative, in its sole discretion, shall have the authority to grant temporary waivers.
11. Violations of these Rules and Regulations will be addressed according to the Fine Policy and Procedure for Power Ranch and any amendments thereto.

#### PRIVATE STREET PARKING RULES

The streets within the Villages within the Willows neighborhood are private streets. All above rules apply with the exception of no parking on the street between 10 p.m. – 5 a.m. The exemption to this rule is based on the design of the neighborhood, which limits the private parking areas. Owners, guests and residents of the Villages within the Willows neighborhood are encouraged to park in their garages before parking any vehicles within the designated on-street parking areas. 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. 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 owners' expense.

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

**First Notice**      Reminder letter that vehicle is parked in violation of Rules and Regulations and Article 4, Section 4.3.21 of the CC&Rs may be mailed and/or a ticket issued by Bolt Security Patrol or other agent of PRCA may be attached to the vehicle in violation.

**Second Notice**      Second reminder shall be mailed and ticket issued by Bolt Security Patrol or other agent of PRCA may be attached to the vehicle in violation. A phone call from the Association office may follow.

**Third Notice**      A letter from the Association reviewing the repeated violations and attempts to resolve the issue shall be mailed. Letter shall include notice to Owner that a fine of \$50.00 per occurrence may be imposed for such violations and the Association may exercise other enforcement rights provided for by law or in the CC&Rs.

**Hearing**              The third notice (and all subsequent notices for that violation) shall include a provision regarding the opportunity for the Owner to request a hearing with the Board of Directors and an opportunity to contest the violation. The notice will allow the Owner ten (10) business days to contact the Association Manager or other such person as designated in the notice, in writing, to request a hearing on the violation and/or contest the violation. Failure by the Owner to request a hearing within ten (10) business days shall constitute a waiver of the right to a hearing on the violation. A request for hearing shall not invalidate the provision for a reduced (50%) fine if after a finding by the Board that the Owner was in violation the fine is paid within ten (10) days from the date of the hearing.

**Fines**                  If a fine is assessed and is paid within 10 days of the date of the violation, the fine is reduced by 50%. Payment of a fine within ten (10) days shall mean the deposit of payment addressed to the Association at 4444 E. Haven Crest Drive, Gilbert, AZ 85297 into the U.S. Mail and postmarked not later than the tenth day following the date of the letter giving notice of the fine if such payment is actually received. Payments not honored shall not be considered to have been made within ten (10) days. Continual and habitual violations for any Lot will result in a progressive fining system as follows: If a Lot has more than 3 violations within a 6 month period, then the fine for each such occurrence shall be automatically increased to \$100 for each subsequent violation; If a Lot remains in violation of the same provision for more than 5 consecutive days, the fine shall automatically be increased to \$100 for each day thereafter that the Lot remains in violation.

**Injunctive Relief**      The Association may seek Injunctive Relief following the assessment of a fine.

*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 any and all legal means.*