

The Crossroads Home Owners Association
Vehicle Parking Variance Guidelines, 1st Revision

LOTS 259 THROUGH 280.

"VPVG:259-280.R1"

Parking of recreational vehicles, recreational trailers, motor homes, boats, or other watercraft is permitted **only** when the following conditions are met. This variance is **not** automatically granted or approved for the mentioned lots; each lot owner must submit a request for this variance in accordance with Section 3.1, Architectural Control. This guideline document shall be referred to as VPVG:259-280.R1.

- 1) A parking surface variance must be approved for any lot prior to request for a recreational vehicle parking variance. The request for a parking surface variance and a recreational vehicle parking variance may be submitted together in a single application.
- 2) The parking of commercial vehicles and trailers; and inoperable vehicles is prohibited in accordance with section 3.17 and not permitted as part of this variance.
- 3) This variance allows for the parking of only **one visible** recreational vehicle, travel trailer, motor home, boat, or watercraft in the rear yard; the appearance of that vehicle shall be maintained in good condition. The approved recreational vehicle, travel trailer, motor home, boat, or watercraft must be parked or stored behind the expanded recreational vehicle gate, except during cleaning or preparation for use.
- 4) The vehicle shall not be **used or occupied** for its intended purpose, or any other purpose while **parked** on the lot; the intent of this variance is to allow only for the **parking** or **storage** of the vehicle or watercraft.
- 5) The vehicle shall be situated on the lot in a location that is most feasible to minimize aesthetic impact on other lots in the project; however, the vehicle shall be located on the same side of the rear lot as the access gate is located. On lots equipped with expanded recreational vehicle gates, a minimum of 8' in width, located on any portion of the lot **not adjacent** to the home's garage, *an approved recreational vehicle, travel trailer, motor home, boat, or watercraft may be parked in the rear yard only*; the surface approaching the expanded recreational vehicle gates from the street or public sidewalk may not be used for parking if not adjacent to the home's garage. (Refer to document PSVG:259-280.R1)
- 6) The Crossroads Homeowners Association Architectural Review Committee and Board of Directors reserve the right to alter or amend document VPVG:259-280.R1 at any time. Notification of any amendments or alterations will be mailed via United States Postal Service to owners of lots 259-280 within 30 days of the finalization of any such changes.

Parking of Passenger Vehicles on alternate parking surfaces in the front yard of the mentioned lots is not addressed in these Variance Guidelines. Please refer to document PSVG:259-280.R1 for information regarding the approval and construction of alternate parking surfaces.

The Crossroads Home Owners Association
Parking Surface Variance Guidelines, 1st Revision

LOTS 259 THROUGH 280

"PSVG:259-280.R1"

On lots 259 through 280 only, a parking surface may include "¼ minus decomposed-granite" when *all* the following conditions are met. This variance is *not* automatically granted or approved for the mentioned lots; each lot must submit a request for this variance in accordance with Section 3.1, Architectural Control. This guideline document will be referred to as PSVG:259-280.R1.

- 1) The original concrete driveway surface provided with the home shall remain in place and may not be removed because of this variance; the surface may be extended or altered only in accordance with Section 3.1, Architectural Control.
- 2) The alternate parking surface shall be constructed only on the side yard adjacent to the home's garage and containing an expanded or recreational vehicle gate, a minimum of 8' in width.
- 3) The alternate parking surface shall be a minimum of 8' and a maximum of 12' in width and shall be continuous, beginning at the public sidewalk and leading through a recreational vehicle gate opening. The recreational vehicle gate opening shall be a minimum of 8' in width. *For the purpose of this variance, the gate opening width is measured from inside-face to inside-face of the block pilaster columns that support the gate assembly.* Where a gate opening does not meet minimum width requirements, approval must be obtained to widen the gate in accordance with Section 3.1, Architectural Control.
- 4) In all cases, the width of the parking surface shall be consistent the full length of the surface from the public sidewalk to the recreational vehicle gate and shall not vary.
- 5) This variance is only applicable when the curb adjacent to the property is a "rolled curb" and not one with a vertical face requiring vehicles to drive "up and over" a curb and sidewalk.
- 6) The decomposed-granite material shall be compacted; and maintained to appear compacted and not loose.
- 7) An edge *or* border shall define the alternate parking surface on both sides and shall be constructed with materials consistent with concrete curbing, *or other approved material.* The distance between the borders shall be consistent the full length of the surface and shall not vary. The border shall extend a minimum of 1 ½" above the parking surface to retain the granite material, except where the border meets the public sidewalk the border shall taper down to meet the same elevation of that surface. The landscape material on the outsides of the border shall not be the same as within, or between the borders.
- 8) The maximum time a vehicle may be parked on this surface is a maximum of 48 hours.
- 9) The Crossroads Homeowners Association Architectural Review Committee and Board of Directors reserve the right to alter or amend document PSVG:259-280.R1 at any time. Notification of any amendments or alterations will be mailed via United States Postal Service to owners of lots 259-280 within 30 days of the finalization of any such changes.

Parking of Recreational Vehicles on the mentioned lots is not addressed in these Variance Guidelines. Please refer to document VPVG:259-280.R1 for information regarding the approval and construction of alternate parking surfaces.

**THE CROSSROADS HOMEOWNERS ASSOCIATION
PARKING ENFORCEMENT, MONETARY PENALTY POLICY
AND PARKING GUIDELINES
EFFECTIVE 09-01, 2021**

Pursuant to A.R.S. §33-1803 and the Declaration of Covenants, Conditions and Restrictions for The Crossroads ("Declaration"), The Crossroads Homeowners Association ("Association") has adopted the following Parking Enforcement and Monetary Penalty Policy ("Policy") to address the parking of vehicles within Association. This Policy is part of the Association's Rules and may be amended by a majority vote of the Board of Directors.

I. Parking Rules

- 1) Residents are not permitted to park vehicles on the street.
- 2) A car or truck may park on the concrete driveway, as long as the car or truck is not over seven (7) feet tall and no more than twenty (20) feet in length.
- 3) One motorcycle may park on the concrete driveway.
- 4) Vehicles of guests may park on the street within the Association for up to twelve (12) consecutive hours.
- 5) Vehicles of those providing services to the owners or residents may park on the street within the Association for up to twelve consecutive (12) hours.
- 6) A motorhome, travel trailer, camper, recreational vehicle, boat and boat trailer may park on the concrete driveway for one 24-hour period (one full day) but no more than (48) hours in any seven (7) period (one week) for the purpose of loading or unloading such vehicle or equipment.
- 7) Construction trailers used exclusively in connection with the construction of any Improvement approved by the Architectural Committee may park on the concrete driveway or street.
- 8) Any automobile, motorcycle, motorbike, commercial vehicle, recreational vehicle, mobile home, trailer, boat or other watercraft, oversized vehicle, or

inoperable vehicle may be parked or stored on the Lot only if it is NOT Visible From Neighboring Property.

9) A vehicle shall not park or be stored on sidewalks or landscaped areas of a Lot.

10) Per Article 3, Section 3.20.2 of the Declaration, Lots 259 – 280 may apply for a variance to park a recreational vehicle, recreational trailer, motor home, boat, or other watercraft in the rear yard of the Lot.

II. Violation Notice and Monetary Penalties

A. First Notice

The Association will mail an initial notice of the violation of a Parking Rule to the Owner requiring the Owner to correct the parking violation within fourteen (14) days.

B. Second Notice

If the violation of the Parking Rule set forth in the First Notice has not been corrected or if the parking violation is repeated within sixty (60) days of a previous violation, the Association will mail a Second Notice. The Association will also assess a \$25.00 monetary penalty, which is due immediately. The Owner has fourteen (14) days from the date of the Second Notice to correct the parking violation.

C. Third Notice

If the violation of the Parking Rule set forth in the Second Notice has not been corrected, following the expiration of the time to comply as set forth in the Second Notice, the Association will mail a Third Notice. The Association will also assess a \$50.00 monetary penalty, which is due immediately. The Owner has fourteen (14) days from the date of the Third Notice to correct the parking violation.

D. Fourth Notice

If the violation of the Parking Rule set forth in the Third Notice has not been corrected following the expiration of the time to comply as set forth in the Third Notice, the

Association will mail a Fourth Notice. The Association will also assess a \$100.00 monetary penalty, which is due immediately. The Owner has fourteen (14) days from the date of the Fourth Notice to correct the parking violation.

E. Continuing Notices

If the parking violation set forth in the Fourth Notice has not been corrected following the expiration of the time to comply as set forth in the Fourth Notice, the Association will continue to issue a violation notice and assess a \$100.00 monetary penalty, which is due immediately, every fourteen (14) days until the Owner complies. Further, the Association has the right to take legal action and any attorneys' fees and costs incurred by the Association shall be assessed against the Owner and secured by the Assessment Lien.

F. Continued Violations

After the Fourth Notice, the Association may forward the Owner to the Association's attorney for a Covenant Enforcement Demand Letter and further legal action, if the violation still exists or is repeated following subsequent inspections. The Association shall assess any expenses incurred by the Association, including all attorneys' fees and costs, to the Owner whether or not the Association initiates legal proceedings.

Exception to Notice Procedure

Notwithstanding the above notice procedure, the Association, through its Board of Directors, reserves the right to file a lawsuit against an Owner for injunctive relief at any time for any violation that the Board of Directors determines, in its sole and absolute discretion, to constitute a material danger to person or property, poses a threat to the health, safety, and welfare of the Association as a whole or any one or more Owners, or requires immediate action for any other substantive reason.

The Board of Directors may take any other action as authorized by the Declaration or the law, in addition to the Parking Enforcement and Monetary Penalty Policy outlined above.

III. Opportunity to be Heard: Appeal Process

When an Owner desires to appeal a violation, the Owner must comply with the Appeal Process as provided in The Crossroads Homeowners Association Fine Policy

and Appeal Process ("Appeal Process")

To appeal, an Owner must provide the Association's Management Company a written request by certified mail for a hearing within twenty-one (21) calendar days after the date of the violation notice.

Upon receipt of such written request, the Association will schedule and provide the Owner with written notice of the date, time and location of his/her appeal hearing before the Board of Directors. Following the appeal hearing, the Board of Directors will send written correspondence of the Board's appeal decision to the Owner. All decisions of the Board of Directors are final and may not be appealed further.