

WINDMILL VILLAGE COMMUNITY ASSOCIATION  
RESOLUTION BY THE BOARD OF DIRECTORS

**STREET PARKING POLICY  
EFFECTIVE MARCH 2018**

This Resolution was adopted during the January 29, 2018 Open Board of Directors Meeting. All prior Street Parking Polices & Rules are null and void.

**Street Parking Rules**

No vehicle shall be parked on any streets within the Windmill Village Homeowners Association, Inc. (“Association”), except those authorized by ARS Section 33-1809; however, guests and invitees of Lot Owners may temporarily park on the street if all requirements of Article 3, Section 3.6 of the Declaration are met, including...

A. Guest and invitee vehicles may not park on any section of a street if there is a vehicle parked across the street from their proposed parking area as this hinders the visibility of pedestrians, the ability for two way traffic, and of emergency vehicles to proceed due to the width of road.

B. A 24-hour loading and unloading period will be granted for moving trucks with prior notification to Association’s community management company and/or community security patrol.

Any vehicle parked in violation of this Policy may be stickered by an agent of the Association. Lot Owners are responsible for advising their guests, invitees, lessees, and fellow occupants of this Policy and of the consequences for violating these rules. Violations of this Parking Policy will also subject the Lot Owner associated with the vehicle at issue to the Fine Policy and Procedures for the Association and any amendments thereto.

**Street Parking Application and Enforcement**

A. **Tracking Period:** The Association will monitor on-street parking and if a vehicle is parked on the street twice within a five-day period or four times within a thirty-day period, then the Association will proceed by issuing a First Notice.

B. **First Notice:** A courtesy violation notice will be placed on the vehicle informing the vehicle owner of the parking violation. This notice will also identify the steps available that the Lot Owner may take to appeal the violation notice. A courtesy notice will also be mailed to the Lot Owner.

C. **Second Notice:** If the Lot Owner does not respond to the Association’s community management company within the ten (10) days from the courtesy notice, and the vehicle is still being parked on the street, a notice will be placed on the vehicle and the second violation notice will be mailed to the Lot Owner, identifying that they have been **fined \$25.00** for not complying with the Parking Policy.

D. **Third Notice:** If the Lot Owner does not respond to the Association's community management company within the ten (10) days from the second notice, and the vehicle is still being parked on the street, a notice will be placed on the vehicle and the third violation notice will be mailed to the Lot Owner, identifying that they have been **fined \$50.00** for not complying with the Parking Policy.

E. **Legal Action:** If the Lot owner does not respond to the Association's community management company within the ten (10) days from the third violation notice, and the vehicle is still being parked on the street, the Association will take the necessary Legal Action required to achieve compliance through the Association attorney and the court system. All costs will be a part of the judgment that is sought against the Owner.

F. **Collection of Violation Fines & Charges:** Any monetary fines imposed, administrative fees, and/or legal fees and costs incurred related to this Policy shall be due and owing to the Association and the personal liability of the Lot Owner. The Association may bring an action at law against the Lot Owner personally obligated to pay the delinquent amount owed pursuant to the remedies available.

**All fines for violations are cumulative. An observation period of 60 days after the last violation occurrence will be given in the event all fines/fees are paid. After 60 days of no violations, the next violation be a first offense and the 60-day observation period will be initiated again.**

**The Board of Directors reserves the right to take any action permitted by law or the Declaration, in addition to the above-mentioned enforcement policy.**