

STRAWBERRY HILL VILLAGE AND RACQUET CLUB IMPROVEMENT ASSOCIATION, INC.

STREET PARKING RULE

WHEREAS, Strawberry Hill Village and Racquet Club Improvement Association, Inc. (the "Association") is a nonprofit corporation that governs in whole or in part, the property subject to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Strawberry Hill Village and Racquet Club, A Planned Community recorded on February 10, 2015, at Instrument No. 2015-0085718, official records of Maricopa County, Arizona Recorder ("Declaration");

WHEREAS, the Association is also governed by the By-Laws of Strawberry Hill Village and Racquet Club Development Association "By-Laws";

WHEREAS, pursuant to Article VI, Section 1 of the Declaration, the Board of Directors of the Association is vested with the power to take appropriate action to manage and maintain the Common Areas;

WHEREAS, pursuant to Article XI, Section 8 of the Declaration, the Association has the right to adopt rules and regulations and amend, cancel and adopt new rules and regulations from time to time, with respect to all aspects of the Association rights, activities and duties;

WHEREAS, pursuant to Article VII, Section 1(C) of the By-Laws, the Board may exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership;

WHEREAS there are eight (8) street parking spaces in the Common Area within the community ("Overflow Parking");

I. NOW, THEREFORE, the Board of Directors hereby adopts the following restrictions regarding parking in the Overflow Parking and makes the following part of the Association Rules:

IA. No buses, box trucks, boats, campers, motorbikes, trailers or similar vehicles or equipment may be parked in the Overflow Parking. Only passenger vehicles may be parked in the Overflow Parking. All passenger vehicles in the Overflow Parking must be operable, currently licensed and registered.

IB. Homeowners are expected to use their garage or carport for the parking of two vehicles before any street parking is used. For homeowners with driveways, that the driveway must be used before using any street parking. If a homeowner needs an exception to park additional vehicles, they must make a request to the Board per Section II below.

1C. Street parking is limited to the interior side of the street and cannot impede the access of any homeowner to their garage or carport. Parking on the exterior side of the street is prohibited. Parking is also restricted from any area marked as no parking with red paint on the curb.

1D. Street parking is restricted on both the north and south street side of the complex as well as the east side of the street by the mailboxes from 5 PM on the day before City of Phoenix trash removal until all trash containers have been collected on the following day.

STRAWBERRY HILL VILLAGE AND RACQUET CLUB IMPROVEMENT ASSOCIATION, INC.

STREET PARKING RULE, Page 2

1E. Street parking is restricted on both the north and south street side of the complex by the orange trees on the landscaping days until 5 PM.

1F. There is no parking on the Central Avenue side of the complex in front of the "One Way" sign at any time.

1G. The Association may communicate in writing to all residents other days during which street parking is restricted to enable completion of HOA or other project work.

IH. A resident may park a passenger vehicle in the Overflow (Street) Parking only if two (2) vehicles are parked on the Lot (in a garage or a carport) and, if applicable, only if three (3) vehicles also utilize the driveway. A resident or the guest of a resident may only park one (1) other passenger vehicle in the Overflow Parking for a maximum of one (1) day in any 30-day period. Short-term (1 hour) resident pick-up and delivery activities and short-term (6 hours or less) guest or vendor short-term parking may utilize the street for parking. Residents, guests and vendors using any exception must follow all other restrictions.

II. NOW THEREFORE, the Board of Directors adopts the following process for an exception to one one-day street parking rule for residents and their guests:

IIA. A resident's request (for no more than 90 days) of an exception must be made in writing to the management company and must include the time period for which the exception is requested, whether the request is made for the resident or a guest as well as the model, color and license plate number for the vehicle to be considered for the temporary exception. The decision to approve or deny the request will be final.

IIB. If the exception is granted, the homeowner will be provided with a Temporary Parking Pass which must be placed in the upper left-hand side of the vehicle front windshield. The Pass will identify the vehicle and the time period for which the exception is granted. Approved exception parking must either be on the Central Avenue side of the complex to the right or left of the "One Way" sign or on the pool side of the complex to the right or left of the mailboxes.

IIC. A Temporary Pass does not permit parking on any complex restricted days.

III. WHEREAS the Board of Directors has approved the Strawberry Hill Village and Racquet Club Improvement Enforcement Policy for Rules and Regulations – CC&R Violation and Enforcement Policy on November 26, 2019 outlining the process for notice of non-compliance and the assessment of fines, provided to all homeowners, this Policy will apply to the Street Parking Rule.

APPROVED ON BEHALF OF THE BOARD OF DIRECTORS



Carol Patterson, Board President

February 21, 2023

Date Approved

2/24/23