

COPPER CREEK COMMUNITY ASSOCIATION

PARKING POLICY

This Parking Policy is hereby adopted by the Board of Directors (“Board”) of Copper Creek Community Association (“Association”).

WHEREAS, the Association is governed by the Declaration of Covenants, Conditions and Restrictions for Copper Creek, recorded with the Office of the Maricopa County Recorder at Instrument No. 2001-0743120 (“Declaration”) and the Association Rules.

WHEREAS, in accordance with Section 5.3 of the Declaration, the Board is authorized to create rules governing traffic and parking restrictions in the community.

WHEREAS, Sections 3.21, 3.22, & 3.23 of the Declaration address and govern the parking of Motor Vehicles, trailers, and similar equipment in the community.

WHEREAS, and unless otherwise stated in the Policy, the terms used herein shall have the same meaning as the terms used in the Declaration and other documents of the Association.

THEREFORE, BE IT RESOLVED that the Board hereby adopts the following Parking Policy (“Policy”) that shall apply to any Motor Vehicle, trailer, or similar equipment belonging to an Owner or an Owner’s guest that enters the community. This Policy shall supersede any other rules adopted by the Association relating, but not limited to, parking.

General Parking Rules

1. A “Motor Vehicle” is defined as a non-commercial car, van, truck, sport utility vehicle, or other passenger vehicle not otherwise excluded in the Declaration.
2. An Owner’s or Resident’s Motor Vehicle **may not be parked on the street** and is required to be parked in the garage or on the driveway.
3. Motor Vehicles of any guest of an Owner or Resident are permitted to be parked on the street in front of the Owner’s Lot for a period of time not to exceed twenty-four (24) hours.
4. Motorcycles, motorbikes, all-terrain vehicles, off-road vehicles, or any similar vehicle are required to be parked and maintained in the garage.
5. No Motor Vehicle is permitted to be parked or stored on Common Areas.
6. No Motor Vehicle is permitted to be parked on a landscaped portion of a Lot, or nay area covered by gravel or rocks.

7. No Motor Vehicle may be parked so as to block a sidewalk or interfere with the use of a sidewalk by an Owner, tenant, Resident, guest or the public.
8. This Policy shall not apply to any vehicle governed by A.R.S. § 33-1809, as amended.

Trailers, Campers, Boats, and Similar Equipment

1. With the exceptions stated below, mobile homes, travel trailers, tent trailers, camper shells, detached campers, recreational vehicles, commercial vehicles, boats, boat trailers, or other similar equipment may not be parked, maintained, constructed or repaired on a Lot, Common Area, or street so as to be Visible From Neighboring Property.
2. Recreational vehicles, motor homes, boats and similar type vehicles may be temporarily parked on an Owner's driveway for the sole purpose of loading and unloading and for a period of time not to exceed four (4) consecutive hours.
3. An Owner is permitted to park one (1) recreational vehicle and one (1) boat within the enclosed backyard of their Lot unless the Lot is a corner Lot and the vehicle or boat would be visible from adjacent streets.

Vehicle Repairs & Inoperable Vehicles

1. With the exception of emergency repairs, no Motor Vehicle is permitted to be constructed, reconstructed or repaired on a Lot or on the street.
2. For purposes of this section, emergency repairs shall only be permitted if the Motor Vehicle is unable to be driven to a separate location outside of the community to be repaired and are to be performed in a garage.
3. Inoperable Motor Vehicles are not permitted to be parked in the community unless they are parked in such a manner so as not to be Visible From Neighboring Property, the Common Area or the street. A Motor Vehicle shall be deemed inoperable if it has expired tags or is unlicensed or is otherwise determined by the Board to be inoperable.

Towing

1. Any Motor Vehicle, truck, trailer, camper, boat or similar vehicle or equipment parked in violation of the Declaration or this Policy, with the exception of those Motor Vehicles improperly parked anywhere on an Owner's Lot, may be stickered and may be towed at the sole cost and expense of the vehicle's or equipment's owner.
2. All Owners are responsible for ensuring that their guests, tenants, and residents comply with this Policy.

Fines

1. Notwithstanding the Association's Enforcement Policy, the Association may send parking violation notices for any violation of this Policy in accordance with the terms stated herein. The Association may assess fines in accordance with the schedule of fines set forth in the Enforcement Policy. The Association reserves the right to exercise any other legal remedy afforded it to address a violation of this Policy.
2. In the event an Owner or the Owner's guest, tenant or resident is deemed in violation of this Policy, the Association may provide the Owner with Notice of said violation as follows:
 - a. Courtesy Notice. A courtesy parking violation notice shall be delivered to the Owner demanding compliance with this Policy within twenty-four (24) hours of receipt of the notice.
 - b. Fine Notice. If the violation is not timely corrected or if another violation of this Policy occurs again any time within three (3) months of the courtesy notice, a parking violation fine notice shall be delivered to the Owner demanding compliance within twenty-four (24) hours and informing the Owner that a fine has been imposed.
 - c. Subsequent Notices. If the violation is not timely corrected or if another violation of this Policy occurs again any time within three (3) months of the fine notice, subsequent parking violation notices shall be delivered to the Owner demanding compliance within twenty-four (24) hours and informing the Owner that an additional fine has been imposed.

Appealing a Parking Violation Notice

1. An Owner who receives a parking violation notice may appeal said notice and any fine imposed within twenty-one (21) days of receipt of the notice. The Owner shall be required to send their appeal to the Association's management company in writing and provide the Association with a detailed explanation with supporting documentation explaining why they were not in violation of the Policy and should not have received the parking violation notice.
2. The Board will review all appeals and any decision that is made will be provided to the Owner in writing.

This Resolution was passed this 30 day of January, 2024, by the Board of Directors for the Copper Creek Community Association

COPPER CREEK COMMUNITY ASSOCIATION

By: M. H. F. Hall

By: James A. Kerr

By: _____

By: _____

By: _____