

## Parcel 19 and 21 of Tatum Ranch - Toscana (TOS) HOA Motorized Bike Policy

The goal of this policy is to ensure that all residents can enjoy our community safely and peacefully, not to prohibit responsible recreation. Residents are encouraged to discuss this policy with their children and guests.

Within this document the term 'motorized bike', unless stated otherwise, includes all-terrain vehicle, autocycle, electric miniature scooter, electric standup scooter, moped, motorcycle, motor driven cycle, motorized quadricycle, motorized skateboard, off-road recreational motor vehicle, and motorized gas powered bicycles or tricycles.

All motorized bike usage in TOS must adhere to the following rules:

- Must adhere to all applicable traffic rules.
- Children under the age of 16 may not operate any motorized bike or scooter or other similar vehicle of any kind within the Toscana community.
- Parents or guardians are responsible for any damage or violations caused by minors or guests under their supervision.
- The operation of Class 1 and Class 2 e-bikes are not permitted on the landscaping in the common areas throughout the community.
- The operation of Class 3 and above e-bikes and motorized bikes e.g. dirt bikes are not permitted on the sidewalks or in the common areas.
- Must yield to pedestrians.
- Must yield to cars and trucks.
- Must be operated in a safe manner and according to the owner's manual.
- Must obey the speed limit. TOS speed limit is 15 miles per hour.
- Jumping ramps, sidewalks, curbs, racing, trespassing on other homeowners property is strictly prohibited within the community.
- Must obey posted signage.
- Violators will be subject to a fine of \$100.00 per offense.

The Board may modify this policy from time to time.

### Notes

This policy is based in part on Arizona statutes 28-101, 28-627, 28-703, 28-811, 13-502, 13-504; City of Phoenix Code (PCC) 36-500 to 36-514 13-8.1; and the Parcel 19 and 21 Covenants, Conditions, and Restrictions paragraph 4.1.1.ii.

See Arizona statute 28-101 for the definition of Class 1, Class 2, and Class 3 e-bikes.

President: Karen Allmon Date 08 / 08 / 2025

Vice-president: Matt Proch Date 08 / 08 / 2025

Secretary: Girish Arora Date 07 / 31 / 2025  
Girish Arora