

THE LANDINGS COMMUNITY ASSOCIATION
PARKING POLICY AND ENFORCEMENT SCHEDULE

Effective April 1, 2025

RECITALS

WHEREAS, on or about June 1, 2020, the Declarant recorded the Declaration of Covenants, Conditions and Restrictions for The Landings (“Declaration”) to govern the use of the real property and conduct of homeowners and residents therein;

WHEREAS, Article 8, Section 8.5(g) of the Declaration authorizes the Board “to adopt rules and regulations governing and further restricting the parking of Motor Vehicles on Lots or the streets”;

WHEREAS, Article 8, Section 8.5 governs parking within the community;

WHEREAS, the Board of Directors deems it in the best interests of the Association to clarify the parking rules and expectations for all homeowners, residents, and guests in the community and adopt an enforcement policy related specifically to parking;

WHEREAS, the Board of Directors desires to adopt rules governing parking within the Association and an enforcement scheduling for any vehicles parked in violation of these Rules;

THEREFORE, the Board of Directors of The Landings Community Association, by a majority vote of the Directors present at a duly called and notice meeting of the Board of Directors, hereby adopts and implements the following Parking Policy.

PARKING RULES

1. No recreational vehicles, mobile homes, travel trailers, tent trailers, trailers, camper shells, and boat trailers may be parked, kept or stored on any Lot so as to be visible from neighboring property.
2. A motor vehicle owned or leased by an Owner, Lessee, or Resident of a Lot must only be parked in the garage, and if space is not available in the garage, in the driveway.
3. Parking of motor vehicles on a driveway extension is only permitted when the driveway extension is constructed as approved by the Design Review Committee.
4. No inoperable or unused motor vehicle may be stored on a Lot except for in a garage.
5. No motor vehicles of any kind, including recreational vehicles, may be stored on Common Areas.

6. Recreational vehicles, motorhomes, or other similar vehicles may only be parked in the driveway for the purposes of loading and unloading and may not be stored in the driveway.

7. No construction, reconstruction, repair, or maintenance of any motor vehicle, including recreational vehicles, is permitted in a manner so as to be Visible from Neighboring Property.

8. Any vehicles parked in violation of this Parking Policy may be subject to fines and other enforcement action consistent with Parking Enforcement Policy outlined below.

TENANT PARKING RULES

1. Owners are responsible for ensuring that their tenant(s) comply with all parking rules of the community, including this Parking Policy.

2. For each new lease of a Lot, the Owner must promptly provide to the Association the description of the tenant's vehicle(s) and the license plate numbers of each vehicle.

3. If a new lease has started, the Association will remove all prior parking violations attributed to that Lot by the prior tenant(s). Owners are responsible for notifying the Association of any new lease terms.

4. Any tenant vehicles parked in violation of this Parking Policy may be subject to fines and other enforcement action consistent with Parking Enforcement Policy outlined below. Owners are responsible for the fines, or any other amounts assessed to their account due to the actions of their tenant(s).

PARKING ENFORCEMENT AND FINE SCHEDULE

1. This Enforcement and Fine Schedule is applicable to vehicles that are associated with a Lot. Vehicles that are not recognized or linked to any particular Lot may be towed if parked in the street or any other no parking zone or otherwise in violation of the rules and restrictions.

2. Vehicles that are parked in violation of this Policy or the Declaration are subject to the following enforcement action:

- a. Courtesy Notice. A courtesy notice will be sent to the Owner of the property associated with the vehicle parked in violation. No fine will be assessed. The courtesy notice shall include a warning that if the vehicle is parked in violation, a fine will be assessed to their account.
- b. Second Notice. If a vehicle associated with the Lot continues to park in violation, a Second Notice will be sent to the Owner. The Second Notice will inform the Owner that a Monetary Penalty in the amount of \$25.00 has been imposed against the Owner.

- c. Third Notice. If a vehicle associated with the Lot continues to park in violation, a Third Notice will be sent to the Owner. The Third Notice will inform the Owner that a Monetary Penalty in the amount of \$50.00 has been imposed against the Owner. The Third Notice will warn the Owner that the next enforcement step is that the vehicle will be towed.
 - d. Fourth Notice and Recurring Penalty. If, after the Third Notice, a vehicle associated with the Lot is parked in violation, an additional Monetary Penalty of \$50.00 will be assessed and each subsequent inspection where it is found the violation has still not been cured will result in a \$100.00 Monetary Penalty.
3. The Board, in its discretion, may refer an account to the Association’s attorney’s office for further enforcement action if an Owner fails to cure. Nothing in this Policy prohibits the Association from seeking immediate redress, filing an action for any reason authorized by law, while also seeking injunctive relief for violations that are continuing or that affect the health, safety, or welfare of the community.
 4. The violating Owner may be responsible for the attorneys’ fees and costs incurred to compel compliance along with other penalties and actions. (See Article 11, Section 11.1, Declaration).
 5. In addition to the foregoing, Parking Policy and Maricopa County Code Compliance Violations and complaints will be referred to Maricopa County Code Compliance Division for enforcement pursuant to the Maricopa County Zoning Ordinance.

Complaints may be submitted by Owners by completing the form found here:
<https://www.maricopa.gov/FormCenter/Regulatory-Planning-Development-15/Report-a-Code-Violation-81>

CERTIFICATION

The undersigned hereby certifies that the foregoing Policy was adopted at a meeting of the Board of Directors of the Association conducted on the March day of 13, 2025.

The Landings Community Association

Chris Prince HOA President

By:
Its: