TOWN SQUARE, ALTA MESA UNIT 11 COMMUNITY
HOMEOWNERS ASSOCIATION – PARKING & STREET USE POLICY RESOLUTION

WHEREAS, Article VII, Section 1(a) of the Association's By-Laws provides the Board of Directors with the power to adopt and publish rules and regulations governing the use of the Common Area and personal conduct of the residents and guest and to establish penalties for the infraction thereof:

NOW, THEREFOR, BE IT RESOLVED THAT, the Board of Directors adopts the following rules with respect to vehicular parking on all areas of the subdivision.

NON-COMPLIANT VEHICLES:

Commercial (actively working at a home), abandoned or junk vehicles may not park in open view within the community.

RULES AND REGULATIONS:

Street Use and Parking within the Subdivision:

- No resident shall block neighbors City of Mesa trash or recycle bins awaiting Mesa pickup.
- No resident or guest vehicles shall be parked on streets at any time when the resident driveway and/or garage have open, available, space for the vehicle.
- Parking is strictly prohibited on sidewalks or any non-paved area.

Overnight Street Obstructions & Contractor Materials:

- No vehicles, *materials, equipment, or personal property of any kind* may be left on the streets overnight between the hours of 10:00 PM and 6:00 AM, **with the following exceptions:**
  1. City of Mesa trash/recycle bins awaiting scheduled pickup.
  2. **Contractor Materials Exemption:** Active contractors performing work for a resident may temporarily place materials on the street (outside of designated fire lanes) for a period **not to exceed five (5) consecutive calendar days**, provided the materials are clearly demarked and surrounded by reflective orange traffic cones at all times.
- All non-compliant vehicles are prohibited from parking within the subdivision except a) when picking up or delivering passengers or merchandise or during the *active* performance of work or services at the location; or b) when stored out of view in the owner's garage and with garage door fully closed.

Fire Lanes and Designated No Parking Zones.

- Nothing—including vehicles, landscape materials, debris, equipment, or personal property—may be parked, placed, stored, or left in fire lanes *at any time*.
- Each street within the community has one entire side dedicated to a fire lane, designated with signs.

Resident's Responsibilities.

- All residents must ensure that their family members, tenants, guests, and/or contractors comply with Governing Documents and these Rules and Regulations.

ENFORCEMENT

Violation of these rules may result in non-compliant vehicles being towed or unauthorized materials/property being removed at the owner's expense. For vehicle violations, a "violation sticker" will be adhered to the windshield, and fines for all policy violations will be imposed as follows:

1st Violation: A letter stating the violation & requesting the parking rules be observed in the future. All subsequent violations are subject to fines.
2nd Violation: A letter will be sent to property owner(s) stating this is your 2nd violation and you have been assessed a monetary fine in the amount of $50.
3rd Violation: A letter will be sent to property owner(s) stating this is your 3rd violation and you have been assessed a monetary fine in the amount of $150
4th Violation A letter will be sent to property owner(s) stating this is your 4th violation and you have been assessed a monetary fine in the amount of $250.

Each Subsequent Notice: Your account will be assessed an additional monetary fine in the amount of $350. Legal action or self-help may be taken and associated recovery fees may apply after the 4th notice. Fines may also accrue in accordance with the Habitual Violators resolution as follows:

- Continuous Non-Compliance: For any Continuous Habitual Violation, a recurring fine of $50.00 per week (or $10.00 per day) will automatically accrue on the account until the property is brought into full compliance and/or violation is cured.

Effective Date: 10-01-2026 **Last Updated: 08-07-2026**