

## **COMMUNITY PARKING RULES**

### **FINLEY FARMS SOUTH HOMEOWNERS' ASSOCIATION**

Effective Date: September 7, 2000

Revised Date: December 15, 2005

WHEREAS, the Association's Board of Directors find that the single-family residential neighborhood(s) at Finley Farms South will benefit from the establishment of rules that apply specifically to parking in the community street, side yards, and/or sidewalks.

WHEREAS, the Board of Directors are given authority to promulgate such rules and regulations pertaining to the rights and duties of the Members of the Corporation under the *Association Bylaws, Article III, Section II*.

WHEREAS, the Board of Directors are given authority to promulgate such rules and regulations pertaining to the peace, comfort, safety, and/or general welfare of the Members under the *Association Articles of Incorporation, Article IV*.

NOW THEREFORE, BE IT ORDAINED by the Board of Directors of Finley Farms South Homeowners Association as follows:

**I. Homeowner's vehicles of all types and purpose, must be parked in the garage or in the driveway.**

#### **Parking In The Community Streets**

- a. Parking and/or storing vehicle(s) of all types and purpose in the community streets is prohibited unless for the purpose of loading or unloading.
- b. Parking any part of a vehicle(s) of all types and purpose on any portion of the sidewalk is prohibited. Parking on lawns and/or greenbelt areas is prohibited.
- c. At no time, may any vehicle(s) of all types and purpose, park so as to obstruct the right of way of the community streets, neighboring property and/or detract from a neighboring properties view. Blocking neighboring driveways is prohibited.
- d. No vehicle(s), of any type or purpose, may park within a 30 foot approach to a stop sign, yield sign, or flashing beacon. At no time, may any vehicle(s) of all types and purpose, park in the community streets in a manner that blocks access to a fire hydrant, or in a manner that prevents immediate access by the fire department to a fire hydrant. At no time, may any vehicle(s) of all types and purpose park in any bike lane.
- e. Overnight parking on the community streets between the hours of midnight (12:00) A.M. and six (6) A.M. is strictly prohibited. Residents planning gatherings or parties at their home which would require on street parking are to contact Vision Management prior to the date of the event. Temporary exemptions to the parking rules can be granted in such cases and violation letters will not be issued if the proper notification has been made.
- f. Disabled and/or non-operational vehicle(s) of all types and purpose are prohibited.

**Parking On The Side Of A Lot Or Parcel:**

- g. At no time, may any vehicle(s) of all types and purpose, park on the side(s) of a Lot or Parcel where the surface has not been improved. Improved surfaces on Lots and Parcels are under the jurisdiction of the Town of Gilbert and applicable ordinances should be verified and carried out by the Member. Improved surfaces must receive the approval of the Finley Farms South Architectural Committee.

**Visitors and Guests:**

- h. A Visitor(s) and/or Guest(s) may park in the community streets **only if the driveway and the garage of the Lot are already in regular use. (Regular use means that two vehicles are occupying the garage and two vehicles are occupying the driveway.)** In order to obtain a parking variance you must submit, prior to the Visitor(s) and/or Guest(s) parking, a written request to the Association, via the Property Management company. Once the request is received you will be notified in writing of the duration of the variance and a pass will be issued for the Guest and/or Visitor Car.

Dated this 15 day of December, 2005.

A handwritten signature in black ink, appearing to read "Curtis", with a long horizontal flourish extending to the right.