

• **Strada Townhomes Homeowners Association**
c/o Vision Community Management
16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048
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June 2017

Dear Homeowners,

RE: PARKING POLICY – EFFECTIVE MAY 1, 2017 at STRADA TOWNHOMES

In an effort to monitor Visitor Parking at the community, the Board of Directors has adopted a Parking Policy to be administered by the Association's management company, Vision Community Management.

VISITOR PARKING: Residents with less than two vehicles shall use their garage parking space(s) for their visitors. Visitor Parking Spaces are on a first come first served basis, and are reserved for visitors only. Residents will be issued a "Visitor Parking Tag" that corresponds with their Unit number. Please keep close track of this tag. Visitors will need to display the "Visitor Parking Tag" on the rearview mirror of their vehicle. Residents shall not use the "Visitor Parking Tag" to park their own vehicles in Visitor Parking Spaces. Residents are prohibited from parking their vehicle in Visitor Parking Spaces.

RESIDENT VEHICLES: Residents **must** be able to park two vehicles in their garage. The parking spaces in the garage are a Resident's only guaranteed parking spaces at the Property. **All resident vehicles must be registered with the Association/Management Company.** A "Resident Parking Tag" will be issued for each resident vehicle to be displayed in the vehicle's windshield. Resident Parking Tags are assigned to a specific vehicle and specific Unit, and cannot be transferred to another vehicle or Unit. Residents with more than two vehicles have the option of applying for a Reserved Parking Space Tag, as detailed below. Otherwise resident vehicles must be parked in compliance with the Declaration (i.e. in the garage or offsite). Residents are prohibited from parking, keeping, or otherwise storing their vehicles in Visitor Parking Spaces for any period of time.

RESERVED PARKING: A limited number of additional parking spaces will be available to be leased by owners who are current on all assessments and other charges owed to the Association. All homeowners with more than two resident vehicles can apply to lease a Reserved Parking Space. The Reserved Parking Space must be prepaid for six months or one year in advance. The cost for leasing a Reserved Parking Space for six months will be \$60.00 per month and must be pre-paid and re-reserved every six months. The cost for leasing a parking space for one year will be \$50.00 per month and must be pre-paid and re-reserved annually. The Reserved Parking Space lease fees will need to be paid in full before a Reserved Space Parking Tag is issued. The Reserved Space Parking Tag will include the reserved parking space number and an expiration date. The Board has the sole discretion to change the fees to lease the Reserved Parking Spaces from time to time.

Residents interested in leasing a Reserved Parking Space for 2017 must **return a completed 2017 Reserved Parking Space Lease Form** to the Association's Management Company. Vehicles that are expressly prohibited by the Declaration at Article 4 Section 4.15 (i.e. R.V's, trailers, boat trailers, mobile homes, etc.) from being parked, kept, or stored on the Common Area, or Lot so as to be Visible From Neighboring Property are not eligible for a Reserved Parking Space Tag. Residents must park the vehicle associated with the Reserved Parking Space Tag registered in the assigned space.

HANDICAP PARKING SPACES: Vehicles parked in the handicap parking spaces must display the proper parking tag/placard in addition to the appropriate Association Visitor Parking Tag. Vehicles even with the proper handicap tag/placard may not be parked, kept, or stored overnight in the Association's handicap parking spaces.

GENERAL: All vehicles must have current registration with the appropriate governmental entity.

TOWING: Vehicles parked in violation of this Parking Policy and/or the Declaration is subject to towing. The Association has contracted with a towing company to conduct random parking inspections and to tag and tow vehicles that are parked, kept, or stored in violation of this Parking Policy and/or the Declaration. The Owner of the vehicle will be responsible for all charges incurred as a result of the tow. If the vehicle towed is owned by an owner of a Lot, any costs incurred by the Association will be assessed to the owner's Lot. Neither the Association nor the management company is responsible for any damages caused to the vehicle towed pursuant to this Parking Policy.

Please note that the Association and Vision Community Management will NOT be responsible for any damages to vehicles on the Property. If you have any questions, please contact Vision Community Management.

Sincerely,

Strada Townhomes Board of Directors