

**The Preserve at Cave Creek Owner's Association**  
**Vehicle and Parking Policy**

Adopted: December 1, 2013 | Revised: September 6, 2017

## **1. Background and Rules**

This is a mandate to comply with the laws of the City of Phoenix and Maricopa County and our CC&R's. The Preserve parking designs were approved by the city and county in accordance with their regulations, particularly regarding Fire and Emergency vehicles. They demand enforcement. This is also a reminder that each party has received CC&R's as well as a Public Report when you signed your documents. These documents are also available for review anytime by logging in to the web portal on the community's webpage ([www.WeAreVision.com](http://www.WeAreVision.com)). Compliance is the same for all units.

### **1.1. Owner/Resident Parking (CC&R's 4.7):**

- 1.1.1. Each unit has a two car garage. That is your primary and only parking facility. Each resident is to park **inside** their unit's garage.
- 1.1.2. Additional or oversized resident vehicles that cannot fit inside the unit's garage must be parked off site.
- 1.1.3. Owners/Residents are **prohibited** at all times from parking in any common areas which include streets and curbs, in front of garage doors and visitor parking spaces.

### **1.2. Vehicle Repair and Storage (CC&R's 4.7):**

- 1.2.1. Vehicles may not be constructed, reconstructed, serviced, and repaired inside your garage nor in any common area.
- 1.2.2. Inoperable vehicles may not be stored inside your garage nor in any common area.

### **1.3. Visitor Parking Spaces:**

- 1.3.1. All parking spaces within the community are for the temporary use of guests **only**.
- 1.3.2. Guest vehicles parked overnight in visitor parking must have an Overnight Parking Pass displayed on the dashboard so as to be visible from outside the vehicle.

## **2. Visitor Overnight Parking Pass**

Residents who are hosting overnight guests must obtain the Overnight Parking Pass for their guest's vehicle from VISION Community Management. An Overnight Parking Pass may be issued for a period of up to seven (7) days. If additional days are needed then you will need to submit a written request to VISION Community Management to request an extension.

Once issued, the Overnight Parking Pass must be visible on the guest's dashboard at all times for the duration of the visit. Overnight Parking Passes will be issued via email upon request. To request an Overnight Parking Pass, please send the following required information by email to [ThePreserve@WeAreVision.com](mailto:ThePreserve@WeAreVision.com):

- a. Your name and unit number
- b. Name of guest
- c. Make, model and license plate of guest vehicle
- d. Beginning and End dates of guest visit

## **3. Compliance**

### **3.1. Enforcement Policy:** Residents in violation of these rules are subject to the following:

- 1<sup>st</sup> Offense – Warning Letter
- 2<sup>nd</sup> Offense – \$50.00 penalty plus a \$15.00 certified mail fee
- 3<sup>rd</sup> Offense – \$150.00 penalty plus a \$15.00 certified mail fee
- 4<sup>th</sup> Offense – \$400.00 penalty plus a \$15.00 certified mail fee