

RESOLUTION OF THE BOARD OF DIRECTORS MESA CORONADO I, INC.

PARKING POLICY Effective November 15, 2018

WHEREAS, Article IV, Section 2 of the By-Laws of Mesa Coronado I, Inc. ("Bylaws") provide the Board of Directors with all powers necessary or convenient for the administration of the affairs of Mesa Coronado I, Inc. ("Association");

WHEREAS, Article IV, Section 3(j) of the Bylaws provides the Board of Directors with the power and duty to adopt and amend rules and regulations and enforce the same covering the operation and use of all of the property and recreational areas of the Association;

WHEREAS, Section 17 of the Restated Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions and restrictions for Mesa Coronado I ("Declaration") obligates each member of the Association to comply with the rules and regulations promulgated by the Board; and

WHEREAS, the Board has determined that it is in the Association's best interest to develop rules and regulations regarding parking on the Property.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules are adopted with respect to parking on all areas of Mesa Coronado I's property ("Community").

- I. **UNAPPROVED VEHICLES.** The following described vehicles shall be prohibited from parking at any time in the Community except when picking up or delivering passengers or merchandise or during the performance of work or services at the location:
 - A. **Recreational Vehicles.** Any boat, boat trailer, motor home, self-contained camper, mobile home, trailer, pop-up camper/tent trailer, horse trailer, or similarly oriented vehicle. Private or public school or church buses are unapproved vehicles.
 - B. **Inoperative Vehicles.** Any vehicle with a malfunction of an essential part or missing the proper licensing and registration required for the legal operation of the vehicle or which is partially or totally disassembled by the removal of tires, wheels, engine, or other essential parts required for legal operation of the vehicle.
 - C. **Abandoned Vehicles.** Any vehicle left unmoved in an unassigned parking space for more than 20 consecutive days, unless the owner provides written notice to the Board in advance that he or she will be away and unable to move the vehicle for a period greater than 20 days. In cases where a violation is committed, a notice will be placed on the vehicle, and if no response is received within seven (7) days, it will be subject to the Association's towing policy.
 - D. **Other Equipment and Machinery.** Any agricultural, industrial, construction or similar machinery or equipment.

II. RULES AND REGULATIONS

- A. Removal. Vehicles in violation of this Resolution will be removed from the Community at the sole cost and expense of the owner of the vehicle.
- B. Restricted Covered Parking Spaces. Each unit is assigned one designated and numbered covered parking space. These parking spaces may only be used by the designated owners and/or residents assigned to that space provided they have registered their vehicle with the community management company.
- C. Restricted Uncovered Parking Spaces. Each unit may also be assigned one designated and numbered uncovered parking space(s). These parking spaces may be used by residents or guests of residents assigned to that space but must have a Mesa Coronado I Parking Permit displayed. Any vehicles parked in these parking spaces that do not display a Mesa Coronado I Parking Permit will be removed without notice at the sole cost and expense of the owner of the vehicle.
- D. Guest Parking Spaces. These unassigned designated guest parking spaces located throughout the Community should only be used by guests and must have a Mesa Coronado I Parking Permit displayed. Any vehicles parked in guest parking spaces that do not display a Mesa Coronado I Parking Permit will be removed without notice at the sole cost and expense of the owner of the vehicle.
- E. Safety Violations. Vehicles or equipment parked in fire lanes, in front of dumpsters, or in handicap spaces without a handicap decal for their vehicle will be removed without notice at the sole cost and expense of the owner of the vehicle or equipment. Handicap spaces are for the use of vehicles displaying legal handicap licensee plate or placard in front window.
- F. Unapproved Vehicles. No recreational, inoperative, or abandoned vehicles or equipment as described above shall be parked in the Community and will be towed away at the sole cost and expense of the owner of the vehicle or equipment.
- G. Repairs. Major repairs or maintenance to vehicles, painting of vehicles, or the drainage of automobile fluids is not permitted anywhere in the Community, except for minor repairs or maintenance, such as repairing a flat tire or re-charging of a dead battery.
- H. Dumping of Materials. The dumping, disposal, or leakage of oil, grease, or any other chemical residual substance or particles is prohibited. Any citations or charges levied as a result of the dumping will be the responsibility of the person that dumped the materials.
- I. Owners and Operator's Responsibilities.
 - 1. Homeowner and Resident's vehicles shall only be parked designated parking spots.
 - 2. The speed limit within the Community is 5 mph. Proceed with caution around blind corners and parking areas. This is to protect residents and to keep noise to a minimum. Excessive speed is not allowed at any time.
 - 3. Parking is prohibited on the grass or other landscaping in the Community, including the grass of the common areas and individual lots. No parking shall be permitted other than on the existing paved driveway or designated spaces within common areas.

4. Vehicles shall not be parked in fire lanes, impede the normal flow of traffic, block any sidewalk, extend into the street, or prevent ingress and egress of any other vehicle to adjacent parking spaces or the open roadway.
 5. The operation of motorized vehicles in the Community shall be restricted to paved roadways and ingress and egress via driveways.
 6. No person shall operate a motorized vehicle in the Community without a proper operating license and required safety regulated equipment, such as a helmet.
 7. If a vehicle's security system interferes with the right of quiet enjoyment of the Community for more than fifteen (15) uninterrupted minutes, the vehicle is in violation of the Association's regulations and subject to removal through towing. The vehicle could be removed without notice at the sole cost and expense of the owner of the vehicle.
 8. Parking spaces shall not be converted into living spaces or to any other use inconsistent with the parking of vehicles.
- J. Homeowner's Responsibilities. All Homeowners are responsible for ensuring that their family members, employees, visitors, guests, tenants, and agents observe and comply with all rules and regulations as may be adopted by the Board of Directors.

III. ENFORCEMENT

A. In General.

1. Each Unit will be issued one Mesa Coronado I Parking Permit, not to exceed two per unit, to be used for parking in designated uncovered parking spaces or in the guest parking spaces in front of the Community's pool area. The Mesa Coronado I Parking Permit must be made visible at all times by hanging from rear view mirror in any vehicle parked in a designated uncovered parking space or a guest parking space. Replacement parking permits will be available at a cost of fifty dollars (\$50.00).
2. Vehicle Removal. The Board of Directors shall have the authority to have any vehicle not in compliance with the provisions of the Resolution removed from the Association Property. This authority may be delegated to the Management Agent of the Association. All costs and risks of towing and impoundment shall be the sole responsibility of the vehicle's owner.
3. Violation Subject to Immediate Action. Any vehicle (a) parked in a restricted space and not assigned to that space, (b) parked in a restricted uncovered or designated guest parking space without a Mesa Coronado I Parking Permit, (c) impeding access to sidewalk, (d) parked in a fire lane or in front of a dumpster, (e) constituting a safety hazard, (f) whose security system has been triggered and left unattended for more than fifteen (15) minutes, shall be subject to immediate removal without notification to the owner of the vehicle.

4. The Association reserves the right to exercise all other powers and remedies provided by the Association's governing documents or the laws of the state of Arizona and Maricopa County.
 5. Citation Notices. In the case of all other situations not addressed in this policy, the Board or its designated representative shall post a citation notice on any vehicle not in compliance with the rules and regulations of the Association. No other form of notice is required. If the owner of the vehicle does not bring the vehicle into compliance within seven (7) days of the date of the notice or contact the community management company, the vehicle will be subject to removal by towing.
 6. Subsequent violations committed within any consecutive three (3) month period shall subject the violating vehicle to immediate towing without notification and may result in the suspension of parking privileges.
 7. Any requests from Owners for enforcement of this parking policy by the Association against another resident must be directed to the community management company.
 8. The Board reserves the right and power to impose monetary charges as a sanction for violations of this parking policy. Before any such charge may be imposed, the Board shall provide the Owner with notice of the violation and an opportunity to request a hearing before the Board of Directors. The Board reserves the power to impose a monetary charge of \$50 for a single offense or \$10 per day for an offense of a continuing nature.
 9. The Association reserves the right to exercise all other powers and remedies provided by the Association's governing documents or the laws of the state of Arizona and Maricopa County.
- B. Attorneys' Fees and Costs. If the Association must enforce this resolution through any form of legal action, the offending Owner shall be responsible for all expense and/or attorneys' fees incurred by the Association in enforcing the provisions of this Resolution.
- C. Liability.
1. The Association assumes no responsibility for and disclaims responsibility for any damage to any vehicle parked or operated in the Community.
 2. Homeowners shall be held liable for any expenses incurred by the Association as a result of any damage done to the common areas by the use, repair or maintenance of their vehicle, or as a result of negligence, whether on the part of the homeowner, his family, tenants, guests or agents.
 3. Any exceptions or changes to the above policy must be approved in writing by the Board of Directors of the Mesa Coronado I, Inc. Homeowners Association.

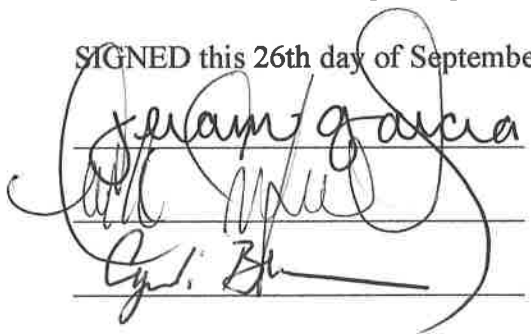
IV. REPEAL OF PRIOR POLICIES

The rules and regulations set forth in this policy resolution supersede and replace all rules and regulations set forth in any prior parking policy.

V. EFFECTIVE DATE

A Meeting of The Board of Directors (the "Board") of Mesa Coronado I, Inc. (the "Association") was duly called and held on the 26th day of September, 2018. A quorum of the Board was present and at the meeting it was resolved, by majority vote, to adopt the preceding Parking Policy governing vehicles in the Association.

SIGNED this 26th day of September, 2018.

The image shows three handwritten signatures on a document with horizontal lines. The top signature is written in cursive and appears to read 'J. Garcia'. Below it is another signature, and at the bottom is a signature that appears to read 'C. B.'. The signatures are written in dark ink.