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August \_\_\_\_, 2019

**Sent Via First-Class Mail**

Members of Rogers Ranch Unit 1 Association, Inc.

**Re: Rogers Ranch Unit 1 Parking Policy Reminder**

Dear Members:

This law firm represents Rogers Ranch Unit 1 Association, Inc. ("Association"). The purpose of this letter is to remind all Owners about the parking rules and restrictions that govern the community.

As you know, your property is part of the Rogers Ranch Unit 1 Association and is governed by the Declaration of Covenants, Conditions and Restrictions for Rogers Ranch Unit 1 ("CC&Rs"). The CC&Rs contain rules and restrictions that Owners and their guests, tenants, and other residents in the community must follow.

The CC&Rs at Article 8, Section 8.24 state, in part, "Family Vehicles may be parked in any public or private street within the Project only on a Nonrecurring and Temporary Basis, and no other on-street parking is permitted within the Project."

Under the CC&Rs, all vehicles are to be parked in the garage of each Lot and otherwise may be parked in the driveway of the Lot. Vehicles are **not** to be parked in the street on a regular basis.

As the Association has informed Owners in the past, failure to follow the parking restrictions results in safety issues for other drivers and pedestrians in the community. The Association also continues to receive complaints from the City of Phoenix that the City vehicles are unable to safely gain access to the community due to the continued violations of on-street parking in the Association.

It is important that all Owners abide by the clear rules and regulations contained in the Association's governing documents. Owners must also ensure that their guests and tenants are following the rules. The Association has a duty to enforce these rules, and the failure of Owners to comply may result in the Association taking enforcement actions against them, including sending violation notices, imposing monetary penalties, and even possibly filing a lawsuit to compel compliance.

Thank you for your cooperation in this matter.

Very truly yours,  
GOODMAN HOLMGREN LAW GROUP, L.L.P.

A handwritten signature in blue ink, appearing to be 'Clint G. Goodman', is written over a light blue circular watermark.

Clint G. Goodman, Esq.  
For the Firm

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