

## **PARKING RULES UPDATE**

Thanks to the six (6) non-Board homeowners who provided input on the HOA parking restrictions. While not a majority, the input provided the Board and Vision with a sense of the opinions of homeowners. Feedback ranged from removing all parking restrictions, that the 7-day restriction should be removed and that some accommodations to the 7-day restriction for a limited period of time should be allowed.

Concurrent with obtaining homeowner input, the Board and Vision have worked in partnership with Vision inhouse counsel to ensure that any action taken not jeopardize the fiduciary responsibilities of the HOA and the Board and that all homeowners are treated in a fair and consistent manner.

The HOA received counsel that variances that to go against any of the community documents become a conflict and potential liability for the HOA and Board as well as possible discrimination claims if not carried throughout. The HOA/Board has fiduciary duty to uphold the regulations.

The parking problems, especially on the south side of the complex, pose a complex situation which must be addressed in a thorough and comprehensive manner to protect the HOA as well as all homeowners. In order to ensure that all components of the issue are addressed, the Board has made an interim decision which will allow time for a more comprehensive analysis and obtaining additional legal counsel:

**Effective October 1, 2022, the portion of the Parking Resolution which applies to prohibiting street parking to no more than 7 aggregate days in any 30-day period is temporarily suspended until December 31, 2022.**

**Other restrictions which are in the current Resolution Addendum remain in effect:**

- 1. Each Unit must use its garage, carport or driveway for two vehicles before any street parking is used.**
- 2. Street parking is limited to the interior of the street and cannot impede access or exit to any other unit.**
- 3. Parking is restricted on any area marked with red paint on the curb.**
- 4. Street parking is restricted on both the north and south side of the complex as well as the east side of the street by the mailboxes from 5 PM on the day before City of Phoenix trash day removal until all trash containers have been collected the following day.**
- 5. Street parking is restricted on both the north and south street side of the complex by the orange trees on landscaping day until 5 PM.**
- 6. Enforcement will continue and fines for violations will be continued.**

**In addition, it is respectfully requested that homeowners and their visitors not park blocking the "One Way" sign at the entrance to prevent potential accidents.**

Based on the work done and homeowner input, it is anticipated that a Revised Parking Resolution will be in effect January 1, 2023.

This 90-day period will allow homeowners to experience any possible impact of the change. During this period, homeowners are urged to continue to provide input and any concerns directly to Vision.