



June 19 2023

Aspen Shadows Condominium Owners

Effective July 1, 2023 the Flagstaff Ranch Gatehouse staff will begin monitoring and enforcing guest parking, on-driveway parking, and trash receptacles.

Effective immediately owners/residents will be able to complete the attached form for a parking application for guest parking in visitor spaces and on-driveway parking. The form is available on the Flagstaff Ranch Website under the Gatehouse tab. It will also be uploaded to the Vision Portal under Homeowner Documents.

https://form.jotform.com/Flagstaff_RanchPOA/asc-parking-application

Parking Rules Overview

- Owners, residents, occupants may only park in in a condominium units' garage.
- Owners, residents, occupants are not permitted to park in designated visitor parking.
- Owner, resident, occupant parking in driveways is not permitted without a prior approved application.
- Owner, resident, guest may be granted approval to park in a driveway provided they do not block vehicle entry or exit to any garage or driveway of the neighboring unit.
- Any vehicle parked on a driveway may not extend over the curb.
- Temporary street parking is permitted between the hours of 7am and 5pm.
- Overnight parking on the street is not permitted.

Flagstaff Ranch Safety and Security staff will monitor and enforce parking in accordance with the Flagstaff Ranch Property Owners Association Master Association Rules and Regulations, and Aspen Shadows Condominium CC&R's. The Flagstaff Ranch POA shall be responsible for all notices of violations and collection of applicable fines payable to the Flagstaff Ranch POA.

Trash Containers and Collection rules overview.

Trash containers may be placed at the curb the day prior to the scheduled collection date. They must be removed no later than 7:00 PM on the collection date. At all other times trash containers must be placed in the garage.

Flagstaff Ranch Safety and Security staff will monitor and enforce violations pertaining to trash containers being left out past collection days. The Flagstaff Ranch POA shall be responsible for all notices of violations and collection of applicable fines payable to the Flagstaff Ranch

If any Owner, resident, occupant is unable to remove the container by the designated time, the gatehouse staff can provide this service for a monthly fee. Information and a downloadable PDF can be found on the Flagstaff Ranch Website under Governing Docs/POA/Individual Welcome Packet Page 10.