

COOPER COMMON COMMUNITY ASSOCIATION

RESOLUTION AND POLICY REGARDING ELECTRONIC SCOOTERS, BIKES, AND PEDESTRIAN ACCESS TO COMMON AREA PATHS

WHEREAS, the Cooper Commons Community Association (the “**Association**”), an Arizona nonprofit corporation, by and through its Board of Directors (the “**Board**”), desires to take action to allow and enhance pedestrians’ access to the paths and Common Area amenities of its Common Areas by protecting its paths and Common Area amenities as pedestrian areas not limited by fast moving scooters and bikes;

WHEREAS, pursuant to Article I, Sections (J) and (R), Article III, Section 3.1(d), Article V, Section 5.3, Article X, Section 10.1, and Article XV, Section 15.5 of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservation and Easements for Cooper Commons (the “**Declaration**”) recorded at Instrument No. 1998-0346533 in the Office of Maricopa County Recorder, State of Arizona, the Board may adopt, amend and repeal Common Area Rules and Regulations as authorized by the Declaration;

WHEREAS, pursuant to Article V, Section 5.3 of the Declaration, the Board may adopt, amend, and repeal Rules regarding the management, operation and use of the Common Areas, including any recreational facilities, and such Rules shall be enforceable in the same manner and to the same extent as the Declaration;

WHEREAS, pursuant to Article 3, Section 3.10(a)(5) and 3.10(a)(17) of the Bylaws of The Cooper Commons Community Association, the Board shall have the power to adopt and publish Rules and Regulations governing the Common Area;

WHEREAS, the residents of the Association using the Common Area paths include children, families, and the elderly, who may be unable to yield to scooters and bikes moving across the Common Area paths or properties;

WHEREAS, the Common Area paths and properties have been used by fast moving scooters and bikes, which can also access the public streets, sidewalks, and/or public bike paths including along Amanda Boulevard and other Association roadways;

WHEREAS, the Board of Directors of the Association determined that there is a need to establish rules and regulations to govern the use and conduct of residents, especially pedestrians, who use the paths and Common Area amenities;

WHEREAS, the Board of Directors has determined that scooters and bicycles, electronic or otherwise, must dismount on the Common Areas and yield to pedestrians on the Common Areas in order to avoid the risk of collision.

NOW, THEREFORE, the Association adopts this **Resolution and Policy Regarding Electronic Scooters, Bikes, and Pedestrian Access to Common Area Paths**, which shall be binding upon all owners and residents and their grantees, lessees, tenants, occupants, successors, heirs, and assigns and which shall supersede any previously adopted rules on the same subject matter.

RESOLVED, that the Board hereby approves the attached Cooper Commons Community Association Resolution and Policy Regarding Electronic Scooters, Bikes, and Pedestrian Access to Common Area Paths, attached to this resolution.

RESOVLED, that the Board hereby instructs its Community Manager to notify all members of the implementation of the Cooper Commons Community Association Resolution and Policy Regarding Electronic Scooters, Bikes, and Pedestrian Access to Common Area Paths.

The President of the Board of Directors certifies that this Cooper Commons Community Association Resolution and Policy Regarding Electronic Scooters, Bikes, and Pedestrian Access to Common Area Paths was adopted by the Board of Directors at the open Board Meeting held on the date of the signature below.

Signed by:

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Larry Palmer, President of the Board of Directors
For the Board of Directors
Cooper Commons Community Association

4/10/2026

Date

COOPER COMMONS COMMUNITY ASSOCIATION RESOLUTION AND POLICY REGARDING ELECTRONIC SCOOTERS, BIKES, AND PEDESTRIAN ACCESS TO COMMON AREA PATHS

The Cooper Commons Community Association (the “**Association**”), at its Board Meeting of March 27, 2026, has approved these Rules pursuant to Article I, Sections (J) and (R), Article III, Section 3.1(d), Article V, Section 5.3, Article X, Section 10.1, and Article XV, Section 15.5 of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservation and Easements for Cooper Commons (the “**Declaration**”) recorded at Instrument No. 1998-0346533 in the Office of Maricopa County Recorder and Article 3, Section 3.10(a)(5) and 3.10(a)(17) of the Bylaws of The Cooper Commons Community Association.

1. Definitions. For the purposes of this Rule, “Bike” and “Scooter” are defined as follows. “**Bike**” shall mean any wheeled device, including a racing wheelchair, that is propelled by human, electric, gasoline, or other power and on which a person may ride, whether it has two tandem wheels of any diameter, or more than two wheels of any diameter that are in contact with the ground. “Bike” includes traditional, gas-powered, and electric bikes.

“**Scooter**” shall mean any stand-up wheeled device that is propelled by human, electric, gasoline, or other power and on which a person may ride while standing, whether it has two tandem wheels of any diameter, or more than two wheels of any diameter that are in contact with the ground. “Scooter” includes traditional, gas-powered, and electric scooters.

“**Skateboard**” shall mean any self-propelled or motorized, whether electric or other fuel, device that does not have handlebars and that has a deck on which a person may ride and at least two tandem wheels in contact with the ground, whether propelled by human, electric, gasoline, or any other power or propulsion.

“**Common Areas**” means all Association land as defined in Article I, Section (N) of the Declaration, which defines “Common Area and Common Areas” in the same way as this Rule.

2. Bikes, Scooters, and Skateboards shall not travel on the Common Areas.
3. Users of Bikes, Scooters, and Skateboards shall dismount and walk their Bikes, Scooters, and Skateboards across the Common Areas.
4. It is NOT PERMITTED for anyone to ride Bikes, Scooters, and Skateboards on the Common Areas paths or landscaped areas.

5. Bikes, Scooters, and Skateboards shall yield to pedestrians on the Common Areas.

6. No Bikes, Scooters, and Skateboards may enter the play areas of the Common Areas, including but not limited to the playgrounds, fields, and basketball courts.

7. Bikes, Scooters, and Skateboards shall not move in excess of a walking speed of 2.5 miles per hour on the Common Areas.

8. Bikes, Scooters, and Skateboards may use the public streets of the Association without restriction by the Association.

9. In the event of a collision or injury on the Common Area, the operator of the Bike(s), Scooter(s), and/or Skateboard(s) shall be the sole liable party for such collision or injury, and the Association is not liable for injuries sustained for any injury on Association property involving the operation of Bikes, Scooters, and/or Skateboards.

10. The Association shall enforce this Rule in the same manner as its other breaches of the Declaration, including by issuing a courtesy notice followed by monetary penalties for violations of this Rule.

11. Through this Rule, the Association provides notice to its residents, owners, guests, and/or tenants of the Association that pedestrians have the right of way on Common Areas and any users of Bikes, Scooters, and Skateboards are solely responsible to pedestrians for any collisions occurring on the Common Areas.

12. This Rule applies in all respects to all Lots of the Association and all residents, owners, guests or tenants of the Association.

13. Association lot-owning members are responsible to notify their tenants, guests, lessees, and/or occupants of this Rule.

14. If any of these provisions is determined to be invalid, the remainder of these rules shall remain in full force and effect.