

Highline Ranch HOA – Vehicle Parking & Towing Policy. February 1,2026.

Purpose

This policy establishes clear and consistent guidelines for enforcing parking restrictions within Highline Ranch in accordance with **CC&Rs Section 3.18** and Arizona state law. The HOA's goal is to encourage compliance through a progressive fine process and reserve towing as a final measure after homeowners have been given adequate notice and opportunity to correct violations.

1. Street Parking Restrictions

Homeowner Parking

- Homeowners are **not permitted** to park their personal vehicles on community streets, per CC&Rs Section 3.18.
- Homeowners must utilize **garages or driveways** for routine, daily, or overnight parking.

Guest Parking

- Guest vehicles may park on community streets for **up to 48 hours within any 7-day period**.
- To reduce confusion, the restriction is based on **total hours**, *not* consecutive hours.
- Guest parking exceeding 48 hours requires written HOA approval.

Service & Vendor Vehicles – Clarification

To prevent misunderstandings, the following vehicles **are allowed to park on the street while performing work:**

- AAA roadside assistance.
- Contractors, plumbers, electricians, painters, landscapers, etc.
- Delivery trucks (Amazon, UPS, FedEx, USPS).
- Moving trucks.
- Utility service providers (water, power, cable, internet).
- Emergency vehicles.

These vehicles are considered **temporary and necessary service vehicles**, not “commercial vehicles” belonging to homeowners.

Prohibited Vehicles (Homeowner-Owned)

The following homeowner-owned or resident-stored vehicles may **not** be parked or stored on streets or in view of other homeowners.

- Commercial vehicles owned / not owned by residents. Commercial vehicles parked in the driveway must cover business signage while in the driveway.
- Oversized vehicles.
- Trailers, boats, RVs, campers.
- Inoperable vehicles.
- Any vehicle that cannot be driven legally or safely.

2. Progressive Enforcement

Violations will follow these stages:

1. **First Notice / Violation – Courtesy Warning**
Written notice requesting correction.
2. **Second Notice / Violation.**
A monetary fine is issued per the HOA fine schedule.
3. **Third Notice / Violation.**
An increased fine is issued due to repeated violations.
4. **Additional Monetary Violation and Towing.**
 - a. **After the imposition of the initial monetary penalty and the additional monetary penalty, another monetary penalty, in the amount of one hundred fifteen (\$115.00) dollars, which is comprised of another additional monetary penalty of one hundred (\$100.00) dollars plus a certified mailing fee of fifteen (\$15.00) dollars, may be assessed upon subsequent inspections if the owner has not corrected or removed the violation, or if the violation is repeated or has returned. Inspections will be conducted to coincide with the terms of the notices.**
 - b. **Subsequent Violations – Towing**
If the homeowner continues to violate parking rules after all fines and warnings have been exhausted, the vehicle may be **towed at the owner's expense.**

3. Towing Enforcement

- The HOA contracts with a **licensed towing company to patrol the neighborhood once a month for seven (7) consecutive days.**
- After the fine process is completed, vehicles may be towed for continued violations.
- Vehicles creating **safety or access issues** (blocking driveways, mailboxes, trash pickup, fire lanes, or emergency access) may be towed **immediately**, without prior fines, even on no patrol days, safety issues will be addressed all the time, not just on patrol weeks.

- **Towing and storage fees must be paid directly to the towing company.** The HOA does *not* collect these fees or add them to homeowner accounts.

4. Vehicle Recovery Information

If your vehicle has been towed, contact the towing company directly:

Towing Company: [Insert Company Name]

Phone: [Insert Phone Number]

Impound Lot Address: [Insert Address]

Operating Hours: [Insert Hours]

For HOA questions:

Highline Ranch HOA Management

Vision Community Management.

(480)759-4945 or

<https://www.visioncommunitymanagement.com/current-homeowners/community?name=Highline+Ranch>

5. Signage Requirements (Arizona Law Compliance)

In compliance with **A.R.S. §9-499.05**, the HOA will post towing signage at all community three community entrances and other required locations. Each sign will include:

- “Unauthorized vehicles will be towed at the owner’s expense.”
- Name, address, and phone number of the towing company
- Reference to HOA CC&Rs Section 3.18
- Minimum size: **12 inches by 18 inches**
- Placement visibly facing incoming traffic and exits ways.

6. Authority

This policy is adopted under **Highline Ranch CC&Rs Sections 3.18.3 and 3.18.4**, and applicable Arizona towing laws. The Board of Directors may amend this policy as needed to maintain legal compliance and community safety.

A.R.S 33-1818- The Highline Community voted to retain authority and control over roadways in the community.

7. Uniform and Non-Selective Enforcement

To ensure compliance with federal Fair Housing laws, Arizona state statute, and the Highline Ranch CC&Rs, the Association will apply this policy **equally and consistently** to all homeowners, tenants, guests, and invitees.

7.1 Equal Application

- No homeowner, tenant, guest, vendor, or resident will receive special treatment or exemption from the parking and towing rules.
- **Board members, committee members, and volunteers are subject to the same rules and enforcement procedures as all other homeowners.**

7.2 Documentation and Consistency

- All violations, warnings, fines, and towing referrals will be **documented and logged** by management.
- Enforcement actions will be based on **documented violations**, not personal relationships, complaints, or selective observation.

7.3 Non-Discrimination Compliance

- The HOA will enforce this policy in a manner consistent with **Fair Housing laws**, ensuring that no enforcement decisions are influenced by race, color, national origin, familial status, disability, gender, age, or any other protected class.
- “Guest parking” and “homeowner parking” designations will be applied **uniformly**, regardless of who the guest belongs to.

7.4 Vendor and Service Vehicles

- Vendor/service vehicles are permitted only while performing work.

- This exemption applies **equally** to all homeowners' vendors.