



Residents and Homeowners,

There has been a rapid rise in parking violations this year within Garden Lakes Manor. Examples of violations include but not limited to overnight parking of any vehicle on the street, Recreational Vehicles and Utility trailers. As a reminder, attached you will see an excerpt from the CC&Rs, meeting minutes showing the results of the Homeowners Association vote, when it was filed with the Maricopa County Recorder and a list of how fines are issued.

CC&Rs Article IX, Section 11 Vehicles.

(a) No private passenger automobiles or pickup trucks. shall be parked upon the Property or any roadway adjacent thereto except within a garage, in a private driveway appurtenant to a Residential Unit, or within areas designated for such purpose by the Association. (b) No other vehicles (including, but not limited to, mobile homes, motor homes, boats, recreational vehicles, trailers, trucks, campers, permanent tents or similar vehicles or equipment) shall be kept, placed or maintained upon the Property or any roadway adjacent thereto, except: (i) within a fully enclosed garage appurtenant to a Residential unit; or (ii) in such areas and subject to such rules and regulations as the Board may designate and adopt. (c) , No vehicle (including, but not limited to, those enumerated in subsections (a) and (b) above) shall be constructed, reconstructed or repaired upon the Property or any roadway adjacent thereto except within a fully enclosed garage. (d) No motor vehicles of any kind which are not in operating condition shall be parked in any unenclosed parking areas (including but not limited to, private driveways appurtenant to a Residential Unit).

2025 Special Parking Membership Meeting

- Zoom Conference Call Monday, June 23, 2025 at 6:00 PM
- The 2025 Membership Meeting was called to order at 6:00 PM
- Certification of Quorum: With 32 owners represented by mail-in ballot, and 1 owner present in person at the meeting, the quorum requirement of 10% of members was met.
- Election Results: Ballot to continue to enforce existing parking CCRs per State Statute ARS 33-1818 has passed with 26 vote for and 6 votes against.
- Recorded: June 27, 2025 with Maricopa County Recorder

RULES AND REGULATIONS CC&R VIOLATION AND ENFORCEMENT POLICY

(Effective Date: May 1st, 2004)

Garden Lakes Manor Homeowners' Association, Inc. has established the following Enforcement Policy for Covenants, Conditions and Restrictions (CC&R's) violations enforcement, and any applicable monetary fines for continuing violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board. This Enforcement Policy for non-monetary violations is adopted in accordance with Arizona's Planned Communities Act, Arizona Revised Statutes 33-1801 through 33-1807 (Supp. 1997) and the provisions of the CC&R's and Project Documents, as currently in force and effect.

First Notice: A letter will be sent to the Owner of the property outlining the violation. In the event that the Owner of the property can be identified as an absentee Owner, a copy of the violation letter will also be sent to the tenant at the property address. The Owner will be given fourteen (14) calendar days to bring the violation into compliance.

Second Notice: The Association will issue a second Notice if, after fourteen (14) calendar days from the issuance of the first Notice, the Owner has not corrected or removed (or has chosen not to correct or remove) the non-monetary violation or the violation has repeated or returned. The second Notice will inform the Owner that a fine, not exceeding the Maximum Initial Fine (as established on the Schedule of Fines and Penalties), will be imposed for the violation if the violation is repeated or has not been corrected after fourteen (14) calendar days from the date of the second Notice.

Third Notice and Assessment of Initial Fine: The Association will assess a Maximum Initial Fine if the Owner has not corrected or removed (or has chosen not to correct or remove) the violation or the violation has repeated or returned as stated in the time frames in the first and second Notice.

Additional Fines: After the imposition of the Maximum Initial Fine, the full amount of the Additional Fine may be imposed upon subsequent inspections if the Owner has not corrected or removed (or has chosen

not to correct or remove) the violation or the violation is repeated or has returned. Inspections will be conducted to coincide with the terms of the notices. Should a period of time of at least three (3) months lapse between violation letters of the same offense, the next letter will be a First Notice again.

Opportunity to be Heard The Association recognizes each Owner's right to explain the reasons why there is a violation of the CC&R's or the other Project Documents, particularly if the violation results in an assessment. Before any fine is assessed, an Owner has the opportunity to request a hearing before the Board of Directors. The Owner must provide timely written request for a hearing. If the hearing is scheduled, and attended, the Owner is bound by the decision of a majority of the Board.

SCHEDULE OF FINES AND PENALTIES

Violation	Maximum Initial	Fine Additional
Vehicle Parking	\$50.00	\$100.00
Commercial / Recreational Vehicles	\$50.00	\$100.00
Vehicle Repair	\$50.00	\$100.00

If you have any questions or concerns about parking within Garden Lakes Manor, please email the Community Manager at Gardenlakesmanor@wearevision.com.

If your home is currently a rental, please advise your rental clients of all the regulations pertaining to Garden Lakes Manor and help us maintain a beautiful community.