

PEACHTREE LANE IMPROVEMENT ASSOCIATION

PARKING REGULATIONS

Purpose of Regulations

The following parking regulations supersede those previously adopted. These have been adopted by the Board of Directors of the Association pursuant to the power granted to the Board of Directors per the Bylaws, Article III, Section 1 and 2, to manage the business and affairs of the Association and may exercise all such authority and powers of the Association and the CC&R's, Article V, Section 2, F; the right of Association to designate certain parking areas as being for use only by visitors and guests of members, and to exclude Members' vehicles therefrom.

The purpose of these Parking Regulations is to accomplish the following:

- Comply with the requirements of the City of Phoenix Fire Department regarding the ingress and egress of emergency vehicles.
- Assure satisfactory implementation of the community's entry and exit lanes.
- Provide reasonable parking exigencies of the Peachtree Lane community.

1. HOMEOWNER/RESIDENT/OCCUPANT PARKING.

Homeowners, residents or occupants of a unit are expected to park only in their own garage. Temporary on-street parking or parking in driveways or guest parking areas is prohibited. Failure to comply with these requirements shall result in a fine being levied against the homeowner, resident or occupant. If the vehicle is in violation of these Regulations, after 48hr sticker it will be towed away at the homeowner's, resident's or occupant's expense. All fees incurred for towing, storage, etc, will be the responsibility of the owner to pay prior to getting it out of impound.

Exception: Homeowners may use Guest Parking when cleaning their garage, working on a project in the garage, or needing construction access through their garage. Vehicles may park in Guest Parking for the time required to complete or facilitate a project.

2. GUEST, VISITOR & SERVICE VEHICLE PARKING.

No parking is permitted on streets or in driveways. A guest or visitor of an owner, resident, or other occupant of a unit may use the Guest Parking. These areas are located on the west and east sides of the pool and on the northeast and northwest area of the complex. They are to be used for parking on a temporary basis, and parking in these spaces shall not exceed a period of 24 consecutive hours.

Parking of any vehicle in any of these areas by a guest who is visiting for a period in excess of the authorized 24 hours must request and obtain permission from a Board Member or ELAN Community Management in writing in accordance with these regulations. Vehicles with approved authorization must display the temporary and

dated window HOA parking permit as proof of having obtained the required approval. HOA parking permits must be requested at least 24 hours in advance of vehicle parking on-site. A Permit may be issued to the same vehicle up to two weeks AND only once every three (3) months. These approvals will be recorded in the Unit Owner's file.

Failure to comply with these requirements may result in towing.

If the vehicle is in violation of these Regulations, after notification, it will be towed away at the vehicle owner's expense. All fees incurred for towing, storage, etc, will be the responsibility of the vehicle's owner to pay prior to getting it out of impound.

3. VEHICLES.

Per Article II, Section 7 of the CC&R's, No trucks*, mobile home, travel trailer, tent trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer or other similar equipment or vehicle may be parked, kept, maintained, constructed, reconstructed or repaired on any part of the Community except in a garage.

* Trucks: The Board is defining truck to mean having a manufacturer's rating or payload capacity of one ton or less, all of which shall not exceed seven (7) feet in height with no signage.

4. TOWING.

Towing signs are posted. All fees associated with towing and impounding the vehicle are the responsibility of the party that the vehicle is released to. You will need the VIN, license plate number and State it was issued by, year, make, model and color of your vehicle when calling All Valley Towing at 602-523-3355.

5. RESPONSIBILITY.

The governing documents of the Community hold homeowners responsible for the conduct and actions of their guests/contractors.