

## Sienna Estates Homeowners Association

RE: Parking

Dear Homeowner / Tenant,

We apologize for any confusion from the previous letter regarding the new parking regulations. We hope that this letter eliminates any confusion. We initiated parking changes for safety reasons. We have been notified that emergency vehicles have difficulty maneuvering when cars are parked on both sides of the street. This is a serious safety hazard and all residents in the community must work together to eliminate this problem. Nobody would want to have an emergency and be unable to receive help.

The parking and vehicle rules are as follows:

### **Vehicle Identification:**

All vehicles parked in Sienna Estates must display a decal (or a dated valid visitor pass for overnight parking), provided by Property Management. The decal must be placed on the windshield in the lower corner of the driver's side. Visitor's passes must hang from the rear view mirror. Only lot numbers will appear on the decal for privacy.

Each vehicle owner will need to complete a form identifying their vehicles to receive their decal(s). If you have not picked up your decal, you must do so immediately. Please coordinate with Property Management for decal pick up days and times. Owners are responsible for replacing lost or damaged decals at their own expense. If you sell your car, remember to keep your decal.

### **Parking:**

Any vehicle parked on the street during overnight restricted hours must display either a resident decal or a valid dated visitor pass. Overnight restricted hours are from 12am (midnight) thru 6am.

During restricted hours, all residents must first park in their driveway or their garage. There must be a car parked in the driveway BEFORE any decal car parks on the street. If a resident parks a vehicle on the street and there is NO vehicle in the driveway, those vehicles will be tagged by security and towed at the owner's expense. Security will have a list identifying vehicle owners and lot numbers.

If your car is towed, please contact Community Action Security at (480) 430-4137.

### **Visitors:**

Visitors may park on the street without a decal during unrestricted hours. Overnight visitors must display a visitor pass when parking during overnight restricted hours (12 am to 6am). Visitors' vehicles parked on the street without a decal or visitor pass will be towed at the owner's expense. Obtain a visitor pass through the management office of Snow Property Services **before** your visitors come. Unexpected overnight visitors should park in the driveway and the homeowner's decal vehicle should be parked in the street for that night.

### **Overflow Parking Spaces:**

Overflow parking spaces are available daily on a first come first serve basis. All cars parked in these areas during overnight restricted hours must display a decal or a visitors pass. Only vehicles that are

moved on a regular basis are to be parked in the overflow spaces. A vehicle that is not driven on a daily basis should be parked in the garage.

**Disabled and Commercial Vehicles:**

As a reminder, "in no event may a disabled or inoperative vehicle be maintained on a street, driveway or otherwise be Visible from Neighboring Property or from Common Areas," (Sienna Estates CC&R).

Also as a reminder, "no commercial or industrial motor vehicle classed by manufacturer rating as exceeding 1 ton, recreational vehicle, camping trailer, boat or similar equipment may be parked" in the community at any time (Sienna Estates CC&R).

**Please note that on May 20, 2013 warnings will end and towing enforcement will begin.**

The Board hopes this policy will create a safe environment with enough room for emergency vehicles. We appreciated your support in making our community a safer place.

We encourage you to attend each Board meeting to stay involved with your community.

Sincerely,

The Sienna Estates Board of Directors.