

Sienna Estates Homeowners Association Parking & Vehicle Guidelines

We initiated these parking guidelines in May of 2013 for safety reasons. 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 valid parking decal (or a dated valid visitor pass for overnight parking), provided by Snow Property Services. 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 must complete a form identifying their vehicles to receive their decal(s). Owners are responsible for replacing lost decals at their own expense. If you sell your car, remember to keep your decal. If your decal has faded over time – bring the faded decal in to Snow Property Services and you will be given a new one that is legible. It is important for the decal to be legible, so your vehicle can be identified.

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 decaled car parks on the street. If a resident parks a vehicle on the street and there is NO vehicle in the driveway at any time, 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 All City Towing at 480-833-7278.

DO NOT call Snow Property Services to retrieve your car – you must contact All City Towing once the vehicle has been towed. If you want to appeal your tow – please email mary@snowaz.com for the extenuating circumstance on why you believe you should be refunded for the tow. The appeal will be presented to the Board of Directors at the next regularly scheduled board meeting.

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 decaled 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 valid parking decal or a visitors pass. Only vehicles that are driven on a regular basis are to be parked in the overflow spaces.

Vehicles driven on a daily basis are defined as vehicles moving at least every 72 hours. If your vehicle will not move in 72 hours, it should be parked in the garage or driveway.

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).

Disabled/ inoperable vehicles are defined as vehicles in which any of the following applies:

- Expired registration (*Current registration must be displayed on the vehicle at all times*).
- Missing license plate.
- Flat tire(s) or missing tire(s).
- Vehicle is on jacks.
- Cob webs.
- Covered in a significant layer of dust/dirt.

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).

In 2017, the Board of Directors added a reserved parking space parking lot which commercial vehicles may be parked in. There is a fee of \$25.00 per month. For more information on this reserved parking lot, please contact Snow Property Services for the form, or visit the "forms" tab on the Sienna Estates website www.siennaestates.homestead.com

Other Vehicles:

Motor homes, boats, trailers, and commercial vehicles are not to be stored or parked in the community. Operation of off-road vehicles are prohibited. This includes go-carts, mini motor bikes, and ATV's.

SPEEDING

The neighborhood is zoned for 15 mph and the speed limit is clearly marked at all entrances. Fines will apply to anyone caught speeding in the community. Security will ticket speeders and cite with a violation. Problematic and repeated offenders may be reported to the management office by any owner in the community witness to the act. Description of vehicle will be needed in order to proceed with violation notice and enforcement

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.