

FESTIVA TEMPE COMMUNITY ASSOCIATION

PARKING RULES

(EFFECTIVE AS OF OCTOBER 31, 2016)

RESOLUTION OF THE BOARD CONCERNING

AUTHORITY

A. WHEREAS, the Association is governed by an Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Festiva Tempe ("Declaration"), the Bylaws of the Association, the Articles of Incorporation of the Association and all adopted Rules and Regulations of the Association (collectively the "Community Documents");

B. WHEREAS, the Association owns real property [Common Area Tracts] located within the Association ("Property") governed by the Community Documents;

C. WHEREAS the Community Documents constitute a contract between the parties restricting the use of Owners' Property to those uses set forth in the Community Documents;

D. WHEREAS, pursuant to Section 6.3 of the Declaration, the Board of Directors may adopt rules relating to the Common Areas;

E. NOW THEREFORE, the Association hereby adopts the following parking rules relating to Tract E (Landscaping, Retention and Parking) – the parking lot located on Dava:

- Tract E is designated for temporary short-term guest/visitor parking only and limited to passenger motor vehicles (defined as a vehicle which is self-propelled and capable of transporting a person or persons on a street or highway). No other vehicles shall be permitted to be parked in this lot.
- Vehicles cannot exceed 18 feet in length and 7 feet in height (including trailer hitches or other extensions).
- All vehicles parked in this lot shall be at the owner's risk. The Association shall not be liable for any theft, damage, etc.
- No vehicle or equipment may be stored in the visitor parking space.
- Except for an emergency, no repair or servicing of a vehicle is permitted on the premises.

- The Association will pass through to the Unit owner any common expenses incurred by the Association for any damage caused by the owner (or guest's) vehicle including staining leaks.
- If a resident or a guest of a resident needs to park in this lot for more than seven days, they need to contact the management company, and obtain a parking permit to do so. The parking permit must be displayed on the dashboard of the vehicle the entire time it is parked in the lot. Reasonable requests will be considered.
- The Association will tow vehicles and/or equipment parked in violation of these Parking Rules.

The Board of Directors adopted this Resolution (Parking Rules) at a duly called meeting held on the date listed below.

Dated this 15 day of November, 2016.

Festiva Tempe Community Association

By: Ronald Braun

Its: PRESIDENT