

**Cave Creek Villas Homeowners Association**

C/o Vision Community Management

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**PARKING POLICY – EFFECTIVE July 15, 2019 at CAVE CREEK VILLAS**

Dear Homeowners,

In an effort to monitor Visitor Parking at the community, the Board of Directors has adopted a Parking Policy to be administered by the Association's management company, Vision Community Management.

**VISITOR PARKING:** The visitor/guest parking passes are NOT to be used by Cave Creek Villas residents. The visitor/guest parking passes are only for guests of residents. They are to be used when visitors/guests are staying overnight or for an extended period of time. **An extended period of time shall be no more than five (5) days in a given month unless prior permission has been received from the Board/Management Company.** Use of Visitor parking passes will be monitored closely and privilege will be revoked if a Cave Creek Villas resident is using the visitor pass for their own vehicle. Visitor/Guest passes must be hung from the rear view mirror with the unit number clearly visible from the front end of the vehicle. Visitor passes will have the unit number displayed on both sides. Please make sure they are easily displayed.

Service providers/contractors may unload product or equipment by the garage and then move the vehicle to an open parking space.

**RESIDENT VEHICLES:** To prevent any error causing a Resident's vehicle to be towed, **all Resident vehicles must be registered with the Association/Management Company.** There are no provisions for allowing parking of more than two (2) vehicles at Cave Creek Villas, the project development and limited design provided only one (1) or two (2) vehicle parking spaces per unit, subject to the provisions of the recorded CC&R's Article 4, Section 4.11, Section 4.15 and others. The only guaranteed parking is within the garage or qualified driveway. Please note, not all driveways qualify for a vehicle(s) to be parked on.

Any Cave Creek Villas residence that has only a one (1) vehicle garage and/or less than 18 feet of driveway to park a second vehicle will be entitled to a decal permit for long term continuous parking in those areas without being towed (permit decal must be visible in vehicles upper left corner of the driver's side or it may be towed at owner's expense). Provided that the owner/occupant comply with all the provisions of the CC&R's, especially with regard to garage storage. This will be an annual renewable permit decal. At this time there will be no costs for the parking decals.

**HANDICAP PARKING SPACES:** Vehicles parked in the handicap parking spaces must display the handicap parking tag/placard **in addition** to the appropriate parking permit. Please note, a resident will not receive additional parking for a handicap space if the unit has already been allocated the maximum number of allowable spaces.

**GENERAL:** All vehicles must be in operating condition and have current registration with the appropriate governmental entity. Unit owners are solely responsible for communicating parking rules to their guests (including but not limited to family members, tenants, service providers, contractors, etc.) Violation fines incurred by guests (as above) will be applied to, due and collectable from the unit owner's account.

**TOWING:** Vehicles parked in violation of this Parking Policy and/or the Declaration are subject to towing. The Association has contracted with a towing company to conduct random parking inspections and to tow vehicles that are parked, kept, or stored in violation of this Parking Policy and/or the Declaration. The Owner of the vehicle will be responsible for all charges incurred as a result of the tow. If the vehicle towed is owned by an owner of a Lot, any costs incurred by the Association will be assessed to the owner's Lot. Towing issues, disputes and fees are between the owner of the vehicle and the towing company.

Please note that Cave Creek Villas Homeowners Association and Vision Community Management will **NOT** be responsible for any damages to vehicles on the Property. If you have any questions, please contact Vision Community Management.

Sincerely,

Cave Creek Villas Homeowners Association