

VEHICLE PARKING RULES

Adopted March 19, 2019

The following Vehicle Parking Rules have been adopted by the Board pursuant to Section 6.19 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes at Railroad Springs (the "CC&Rs"). The Board may from time to time in its sole discretion amend, repeal, or augment these Vehicle Parking Rules as it deems appropriate, subject to the terms of the CC&Rs and applicable law. It is the responsibility of each owner and resident to obtain and adhere to the rules set forth in the most recent copy of the Vehicle Parking Rules.

DEFINITIONS

"Parking" means placement of a vehicle in any location within the Townhomes at Railroad Springs Project.

"Attended Parking" means parking of a vehicle anywhere in the Project while a person is visibly present in direct proximity of the vehicle and that person has the ability and authority to move the vehicle.

"Unattended Parking" means parking of a vehicle anywhere in the Project and no person who has the ability and authority to move the vehicle is present in direct proximity of the vehicle.

"Recreational Vehicle" or "RV" means

- Any boat or boat trailer,
- Any motor home or other self-contained camper,
- Any mobile home, trailer or fifth-wheel trailer,
- Any pop-up camp/tent trailer or other similar recreation oriented portable or transportable facility of convenience, and
- Any other vehicle not defined above which could not normally or regularly be used for daily transportation, including dune buggies, non-operative automobile collections, or other automotive equipment not licensed for use on the highways of Arizona.

The following vehicles shall be deemed to be Recreational Vehicles for the purposes of these Vehicle Parking Rules and shall be subject to the same restrictions at Recreational Vehicles hereunder:

- Any vehicle defined as a "commercial vehicle" by Arizona State law.
- Any vehicle that has commercial signs or advertising or visible commercial equipment, excluding public service vehicles.
- Any private, school or church bus.
- Any construction equipment on wheels that is not in use for active construction activities.

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1. All vehicles must be parked only in areas designated for this the parking of vehicles. At no time may residential lawns, yards, open spaces, open lots, or general common areas be used for the parking or storage of vehicles of any type.
2. Garages must not be used for any purpose other than the parking of vehicles and other uses that do not prevent the parking therein of the number of vehicles for which the garage was designed. All of the vehicles of the residents of a townhouse must be parked in the garage of such townhouse; provided that, if the number of vehicles owned by the residents exceeds the number of garage stalls of the townhouse the excess vehicles may be parked on the adjacent city streets.
3. Parking by residents of their vehicles in the designated visitor parking spaces will result in the imposition of fines, the towing of such vehicles at the expense of the vehicle owner and/or other enforcement actions by the Board of Directors. All fines will be assessed against the owner of the townhouse.
4. Unattended parking on driveway aprons is not permitted at any time and attended parking thereon shall not exceed 60 minutes. At no time may an unattended vehicle be parked in any "no parking" areas in the Project or in such a manner that the vehicle blocks a sidewalk in the Project, extends into any street or obstructs access to any driveway or mailbox.
5. Emergency services vehicles actively engaged in providing an emergency response are exempt from all parking restrictions.
6. Service vehicles parked in front of a residence while actively engaged in a service connected activity for repair and maintenance of any residence are exempt from parking restrictions during the hours of 8:00 AM and 6:00 PM
7. No Recreational vehicle may be parked or stored in open view on residential property, including the driveways, on the private streets, or on the open spaces in

the Project.

8. Vehicles covered with automobile covers may not be stored outside on residential property including the driveways, on the private streets, or on the open spaces in the Project. Such covered vehicles must be placed out of sight in garages.
9. Junk or derelict vehicles may not be parked or stored in the Project except within the garage of a townhouse. A vehicle shall be deemed to be a derelict vehicle if the vehicle registration is expired or if it is missing any parts (e.g. inflated tires, wheels, engine, etc.) that are necessary for the operation of the vehicle on public streets.
10. Subject to applicable statutes, any vehicle or RV parked in violation of these Vehicle Parking Rules or in violation of Flagstaff ordinances is subject to immediate towing without prior warning. The owner of the vehicle shall be responsible for the costs for the towing of the vehicle or Recreational Vehicle. The Association shall also be entitled to impose fines and to take other enforcement actions as provided by the CC&Rs and the applicable statutes. The owner of the townhouse unit where the owner of the vehicle resides shall be responsible for the payment of any such fines and for reimbursing the Association for its enforcement costs, including its attorneys' fees and costs.