

COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS FOR VEHICLE PARKING

I. PREAMBLE

WHEREAS, the Countryside Heights Homeowner's Association (The Association) is responsible for the governance and maintenance of the Countryside Heights Subdivision (the Community); pursuant to the terms of the Declaration of Covenants, Conditions and Regulations for Countryside Heights subdivision and

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations in the best interests of the Community; and

WHEREAS, the Association desires and intends to adopt reasonable restrictions governing parking of vehicles along and within Common Area A (the Road) within the Community.

NOW THEREFORE, the Association adopts the following restrictions and regulations for the Community, hereinafter referred to as the "Rules" which shall be binding upon all owners and their guarantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter.

II. DEFINITIONS

1. **Vehicles:** any, but not limited to, trucks, automobiles, bicycles and motorcycles, boats, trailers, campers, mobile homes or house trailers.
2. **Resident:** any owner, lessee, tenant, occupant, or member of their households who are currently full-time residents of the home.
3. **Common Area A:** Private streets
4. **Common Area B:** Drainage ways
5. **CC&R - Section 2.11:** At no time shall there be any outside storage of commercial vehicles boats, trailers, campers, motor vehicles, mobile homes, or house trailers of any type on the Property or adjacent thereto.
6. **CC&R - Section 2.06:** The use of all vehicles, including but not limited to trucks, automobiles, bicycles, and motorcycles shall be subject to the rules, which may prohibit or limit the use of said vehicles, provide parking regulations, or adopt other rules regulating same.

III. MAINTENANCE

1. All bicycle riders must abide by ordinances. rules and regulations of Pima County.

2. Personal Vehicles, such as but not limited to automobiles, pickups, and vans must be parked in the garage, driveway or street in front of the residents home. Preference should be given to parking in the Residents garage or on the driveway.
3. Parking on Curbs, rocks, gravel or sidewalks are strictly prohibited.
4. Parking in front of Common Area B (drainage ways) are strictly prohibited.
5. Parking within 10 feet of a fire hydrant, US Post Boxes and within one car length of all corners are strictly prohibited.
6. All vehicles must be parked parallel or alongside the curb facing the flow of traffic.
7. All recreational vehicles, such as campers, motor homes, travel trailers, boats and other similar vehicles, and all commercial vehicles must be parked within an enclosed garage.
8. Temporary parking of campers, motor homes, travel trailers, boats and other similar vehicles belonging to homeowners is permitted for a period not to exceed 48 hours for the purpose of loading and unloading. (See CC&R - Section 2.11). A temporary parking permit must be attached to the front window of the vehicle.
9. Operation of all off-road vehicles and all-terrain vehicles is prohibited, except to enter and exit the Association area.
10. Storage of all off-road vehicles and all-terrain vehicles must be parked within an enclosed garage.
11. Overnight parking of moving vans, rental van and other such vehicles for the purpose of moving is authorized for no more than 48 hours for the purpose of moving in or moving out of the dwelling.
12. Commercial vehicles unable to fit into an enclosed garage, not to exceed gross vehicle weight of 8800 lbs, may be parked consistently from day to day, even overnight or other short periods of time on driveways, streets or elsewhere in Countryside Heights at the discretion of the Board.
13. In compliance with A.R.S. 33-1809, the Association shall not prohibit residents from parking a motor vehicle on a street or driveway, if the vehicle is required to be available at designated periods at the resident's home as a condition of their employment and bears an official emblem or other visible designation of the public service corporation, municipal utility, or public safety agency.

IV. ENFORCEMENT

1. **Enforcement:** If these rules are violated, the following process will be followed:
 - A. **Initial Friendly Reminder:** An initial Friendly Reminder letter will be sent by mail to inform homeowners of the violation of the CC&Rs and the Standard Policy along with an acceptable remedy.
 - B. **Notice of Violation:** After 21 days of continued violation of the CC&Rs, a Notice of Violation letter will be sent by mail to inform homeowners of the violation of the CC&Rs and the Standard Policy along with an acceptable remedy that must be complied with.

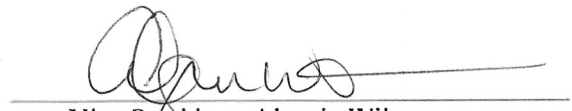
- C. **Second Notice of Violation and Appeals Process:** After 42 days of continued violation, a Second Notice will be sent by mail addressing the appeals process. Homeowners will be informed that they have ten (10) days to correct the violation or begin the appeal process before any fines are assessed. Homeowners may submit a written appeal or request a private, in-person meeting with the Board to address the violation.
 - D. **Fines:** The Association may impose a \$25 initial fine and \$10 per day for every day of non-compliance after the ten (10) day notice given.
 - E. **Removal:** Any vehicle on Common Property that fails to follow the standard policies and rules will be subject to towing at the owner's expense.
2. **Violation and Nuisance:** Every act or omission whereby any provision of this Standard Policy is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action.
 3. **Violation of Law:** Each and every provision of this Standard Policy and any amendment hereto shall be subject to all applicable state, county, municipal or local ordinances and subdivision regulations and any future amendments thereto. Any violation of any state, county, municipal or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Subdivision is hereby declared to be a violation of these Restrictions and subject to any or all of the enforcement procedures set forth herein or in the Bylaws.
 3. **Remedies Cumulative:** Each remedy provided by these restrictions is cumulative and not exclusive
 4. **Non-Waiver:** Failure by the Association to enforce any of the provision of the Restrictions at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other provisions of these Restrictions.

V. SEVERABILITY

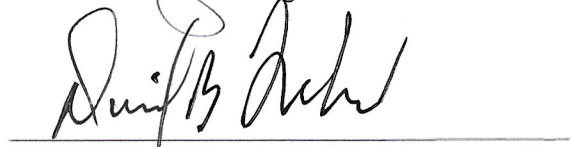
1. If any provisions is ruled invalid, the remainder of these rules shall remain in full force and effect.

Signed the 28 day of SEPTEMBER, 2025


 President: Dawn Bennett


 Vice President: Algurie Wilson


 Treasurer: Jim Miller


 Member-at-large: Dan Thelen