

Parking and towing resolution

WHEREAS, the Association's governing documents authorize the Board of Directors of Azure Manor / Rancho de Paz HOA to adopt rules, regulations and guidelines Article 5 Section 5.2 and Nevada Revised Statutes Chapter 116 Section 116.31065, define how those rules are to be adopted and distributed, and

WHEREAS, The Board feels it is in the best interest of all members of the Association to implement this Parking & Towing Resolution, while incorporating Article 10, Section 10.17b of the Covenants, Conditions, and Restrictions ("CC&R's") by reference, to comply with applicable law; and

WHEREAS, it is a majority decision of the Board to approve this Parking & Towing Resolution,

NOW THEREFORE, BE IT RESOLVED, the Board adopts the following Parking & Towing Resolution;

No Owner or Occupants vehicle may be parked on the street at any time;

All Guest vehicles must have a visitor permit whenever parking within the community; Guest parking shall be on one side of the street, but not adjacent to designated fire lanes or any portion thereof as marked with red paint, signage, or combination of the two ("red zone").

No disabled, unregistered or unlicensed vehicle shall be parked on any Private Street within the community;

No vehicle may park in any manner that would block the access to any sidewalk, crosswalk, or driveway;

RV's are allowed to park on the street for **24 Hours** for the purposes of loading and unloading.

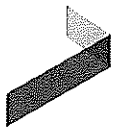
All vehicles owned or used by Owners or Occupants shall be parked in the garage. **IF** after utilizing all space in the garage designed for the parking of vehicles, homeowners may then utilize the parking space in the driveway. (Only after garage space is utilized).

No Owner or Occupants shall park, store or keep on any Private Street within the Project any disabled, unregistered, or unlicensed vehicle, **defined as:** Any vehicle unable to move on its own power, any unlicensed vehicle, any non-street legal vehicle, except in closed garage. The only time repairs may be done on a vehicle is within the confines of a closed garage.

All requests for a variance to the Parking & Towing Policy Resolution must be made in writing to the Board of Directors by the legal homeowner and will be considered on a case-by-case basis. The board will allow variance if approved to submit and ARC to extend the driveway to allow for additional vehicles.

Any vehicle of any Owner or Occupants which is parked on the streets within the project, without obtaining prior approval, will be tagged with a warning and subsequently towed from the community any time after 48 hours from the time the warning was issued at the expense of the vehicle owner.





Azure Manor/Rancho De Paz Homeowners Association

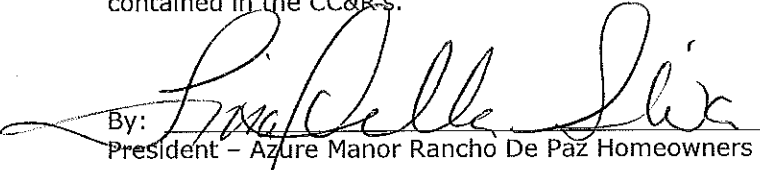
All Owner or Occupant shall be issued two (2) guest parking passes **upon request** to FirstService Residential. Guest parking, **defined as:** A person residing at the residents for NO more than Seventy two hours (72) hours or overnight parking for NO more than three (3) days. You may contact management (in writing) in the event you need and extension for special events or holiday stays. Guest parking shall be on one side of the street, but not adjacent to designated fire lanes or any portion thereof as marked with red paint, signage, or combination of the two ("red zone"). Parking in a red zone may result in a fine or immediate towing of said vehicle, in accordance with NRS 487.038 and 116.3102(1)(s).

Any vehicle of any Guest, which is parked on the streets without a permit will be tagged with a warning and subsequently towed from the community any time after 48 hours from the time the warning was issued at the expense of the vehicle owner. The tagged vehicle will be recorded in the Association's records, and subsequent violations and tagging will result in immediate towing at the vehicle owner's expense. Any vehicle parked in a red zone or against the flow of traffic will be towed immediately, at the vehicle owner's expense.

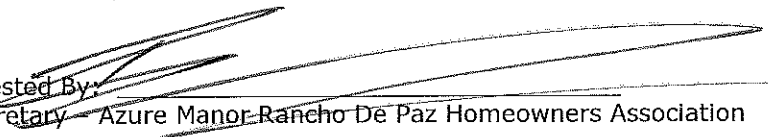
Owners are fully responsible for all fines incurred by their residents and are responsible for fully informing their residents of all Association CC&Rs, policies, resolutions, and amendments.

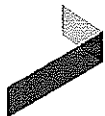
This Parking and Towing Resolution is made a part of the minutes of the October 18, 2017 Board of Directors meeting and becomes a part of the official Rules and Regulations of the Azure Manor/Rancho de Paz Homeowners Association. Its contents are in addition to any other rules contained in the CC&R's.

By:


President - Azure Manor Rancho De Paz Homeowners Association

Attested By:


Secretary - Azure Manor Rancho De Paz Homeowners Association



FirstService
RESIDENTIAL

Aliante Office

nevada.fsrconnect.com/azuremanorranchodepaz

■ 2760 W. Deer Springs Way Ste. 104 | North Las Vegas,
NV | 89084

phone: 702.315.1356 fax: 702.737.3360