



Policy and Procedures on Parking in Casa del Cielo

(Approved by the CdC Board, May 2016)

What are the rules governing parking in Casa del Cielo?

CdC's parking policy is spelled out in the Covenants, Rules and Regulations of Scottsdale Ranch:

It is the intent of the Association to restrict On Street parking as much as possible. Vehicles of all Owners, Lessees and Residents, and of their employees, guests and invitees, are to be kept in garages, carports, residential driveways of the Owner and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a Lot or Parcel; provided, however, this Section shall not be construed to permit the parking in the above described areas of any vehicle whose parking on Scottsdale Ranch is otherwise prohibited or the parking of any inoperable vehicle.

Before any vehicles may be parked on the street, all parking spaces on the Lot or Parcel located within an Owner's garage and on an Owner's driveway must be used for parking vehicles. At least two covered offstreet parking spaces must be provided for each single family detached unit. (SRCA CC&Rs, IV.2.w, page 20)

The overwhelming majority of Casa del Cielo residents observe these rules, parking their cars and visitors' cars in their garage or driveway, especially overnight. This makes driving through the neighborhood safer and the community more attractive.

What to do about parking violations?

If a resident has a neighbor who repeatedly leaves a vehicle on the street overnight, here are the steps you may take.

1. Try a friendly conversation to inform or remind the neighbor about our parking policy.
2. If that fails, submit a written request to CasaDelCieloScottsdale@gmail.com and specify the house number, car model, license plate and date(s) of the violation. A member of the Architectural Control Committee will place a friendly reminder on the car.
3. If that fails, repeat your request and a Second Notice will be left on the vehicle and mailed to the homeowner.
4. If the violation continues, repeat your request and the HOA Board will consider whether to assess a fine and authorize an attorney's letter to the homeowner.
5. Fines may be assessed as follows:
 - a. First fine: \$25 per month for a violation occurring in that month
 - b. Successive fines: \$75 per month for a violation continuing in that month
6. You may also consider using the City of Scottsdale Mediation Process (<http://www.scottsdaleaz.gov/neighborhoods/mediation>).