

TESORO AT GRAYHAWK CONDOMINIUM ASSOCIATION
PARKING AND TOWING RULES
Effective April 24, 2017

Pursuant to Article 6, Section 6.3 of the Condominium Declaration for Tesoro at Grayhawk (CC&Rs), the Tesoro at Grayhawk Condominium Association ("Association") Board of Directors is authorized to adopt, amend, and repeal rules and regulations.

NOW THEREFORE, the Board of Directors hereby adopts the following Parking and Towing Rules, which supersede and replace all prior adopting rules and regulations pertaining to parking and towing:

1. Vehicles belonging to Residents* must be parked in the garage assigned to their Unit. (CC&Rs at Section 4.13, as amended 8-21-2002). Exception: Residents who have the 2 cars but a 1-car garage, the 2nd car must be parked in driveway.
2. New Residents shall have no more than 30 calendar days from their move-in date to clear their garages so their vehicles can be parked in their garage.
3. A Guest Parking Permit may be required for all guests. ** See below #7. **
4. When a Resident's garage is temporarily unavailable due to resurfacing of the garage floor, installation of cabinets in the garage, remodeling activities or other similar activities which result in the garage being unavailable for parking, a Resident may request a temporary variance from the Board to use the guest parking spaces for no more than 10 days, subject to the following restrictions: (a) no on-street parking and (b) no parking in driveways.
5. On street parking is prohibited. With the following exceptions: oversized delivery or repair vehicles, landscaping trucks, moving vans or the like, can use the street on the time of service only. Oversized is defined as not fitting in a driveway or guest parking space.
6. Guests may park in either guest parking or the driveway of the resident they are visiting up to 5 days without notice to the Managing Agent (Community Manager).
7. Guests may park in either guest parking or the driveway of the resident they are visiting without the Board's approval from 5 to 15 days provided their vehicle has a visible Guest Parking Permit provided by the HOA. Guests requiring parking in excess of 15 days must request the written approval of the Board. Any other extraordinary circumstance also requires prior written approval of the Board. Please contact the Managing Agent (Community Manager).
8. Guests of a Unit in a Villa (6 unit building) may park in the driveway of the Unit the guests are visiting. Guests of a Unit in a Townhome (3 unit building) may only park in guest parking spaces and may only park in driveways for very brief periods during the day and NOT overnight.
9. Garage doors must be closed at all times unless a vehicle is entering or exiting, for placement of personal items or for cleaning purposes. Additionally, garages may be used for storage, PROVIDED this does not prevent the garage from being available for the parking of the number of vehicles for which the garage was designed. (CC&Rs at Section 4.15)
10. Article 4.13, as amended, reads: "No Unit Owner or other resident or occupant of a Unit may park any automobile, motorcycle, motorbike or other motor vehicle upon any part of the Condominium except in garage assigned to the Unit as a Limited Common Element." "Neither Unit Owners nor their family members nor any occupant Unit may park their vehicle in any guest parking spaces which may be part of the Common Elements."
11. Vehicles parked in designated "No Parking" areas, designated fire lanes, or otherwise in violation of these Parking and Towing Rules or the CC&Rs shall be subject to being towed at the sole expense of the owner of the vehicle without further notice. Any expense incurred by the Association in connection with the towing of any vehicle shall be paid to the Association upon demand by the owner of the vehicle or equipment. The Association shall not be responsible or liable for any damage or other costs associated with or related to a vehicle being towed in accordance with these Rules or the CC&Rs. (CC&Rs at Section 4.14.)

Parking and Towing Rules were adopted on April 24, 2017 at a meeting of the Board of Directors.

*Residents include any person who occupies a Unit, whether on a full time or part time basis, including tenants. Residents do not include visitors or guests of occupants. Although the Unit Owner is ultimately primarily responsible for compliance of their tenants, guests and invitees, the owner of any vehicle parked in violation of the CC&Rs or rules and regulations, including these parking and towing rules, shall be responsible for all costs associated with towing their vehicle.