

Over the past three years, one of the hot topics of the community has been parking. After many attempts to address the concerns and listening to community feedback, the Board of Directors is moving forward with implementing several key changes to better serve the needs of the community.

Starting 30 days from 31 May, effective 1 July 2023 we will be monitoring visitor and reserved parking closely and will be enforcing the rules outlined below and in our governing documents.

In accordance with Article V, Section 5.14.2 of the Association's CC&Rs, "**In no Motor Vehicle belonging to any Owner or Resident or family member of same residing at the Unit may be parked, kept or stored anywhere at the Property except in the garage that is a part of the Unit or in any assigned parking space allocated to the Unit.**"

In accordance with Article V, Section 5.14.3 of the Association's CC&Rs, "[a] motor vehicle owned by a guest or invitee of an Owner or other Resident may be parked in an unassigned visitor parking space for **no more than forty-eight (48) consecutive hours or no more than seventy-two (72) hours within any seven (7) day period.**" (See also The Villages of Rio Paseo Rules and Guidelines; sec. Parking, p. 5).

Any resident that parks in a visitor spot or a spot not allocated to their unit will result in towing at the Owner's expense. Visitors that do not comply with the parking restrictions as outlined, will result in towing at the expense of the owner of the motor vehicle, in accordance with Article V, Section 5.14.5 of the Association's CC&Rs.

Long Term Reserved Parking

For those in need of additional long-term options for their visitors and/or guests, we have created 6 reserved parking spots.

Spot can be reserved on the dedicated app, called Parkade. Simply scan the QR code placed on the two signs in front of the parking spots.

The parking spots are numbered 1,2,3,4,5,6 at the entry of the community and labeled "Reserved."

The reserved parking is for 7 consecutive days. Or 30 consecutive days. When the spot is reserved, it will belong to the guest for the duration of the reservation.

The option for reserved parking is intended for the guest of residents. However, in the case that additional reserved parking spots are available, an owner can rent a space for up to 30 days no more than 60 consecutive days in 12-month period for their personal vehicle, unless otherwise requested through the property manager and approved by the Board of Directors. *Residents must receive approval from the Board of Directors after the request for Resident rental is made.

Residents with a driveway space have the ability to make their spot available to others in the community to rent (whether hourly, daily, or even monthly). Download the app from your app store or click the QR code and follow instructions.

In the event of a dispute between Owners arising out of, or related to, the renting of a parking spot from one Owner to another, the Owners will handle that dispute separately, and the Association will not have any liability, or any responsibility to become involved in the dispute.

Fees:

The Board of Directors is implementing the following fee schedule under the authority of, and in accordance with, Article V, Section 5.14.3 of the CC&Rs.

7 day Rate
30 day Rate
\$75
\$200

Lot Regulations:

- No RVs
- Maximum length of vehicle is 20 feet.
- No detached trailers.
- Always "first come, first served".
- Not intended for additional vehicle(s) of residents. *see exception above
- Disabled plates same rates above apply.

General Lot Information

- 6 total reserved spaces.
- Currently we have 26 visitor parking spots and 1 Handicap spot.
 - Parking Spot can be reserved on the Parkade app.
 - No discounts
 - Rates are per space occupied.

We look forward to the positive impact this will have on the community. If you have any questions or concerns, we encourage you to join our next board meeting, Tuesday at 6:00pm on June 13, 2023. Or please reach out to our Property Manager, Calvin Quick, cquick@associaarizona.com.