

Civano 1 Neighborhood 1
CC&Rs – Parking (5.3.5 pg 32-33)

5.3 .5 Parking. All vehicles shall be parked in the carport or garage on the Lot or Parcel or within the designated parking areas on the streets and within the Common Areas, as determined by the Board in its sole discretion. Parking in driveways, when a garage or carport is available shall be prohibited, and no Owner shall convert a garage or carport into a storage area or room so as to render it unavailable for the parking of a vehicle. Parking in the public or private streets, except in areas designated by the Association, if any, and except during parties or like special events, is prohibited.

5 .3 .5.1 No vehicles shall block any Lot or inhibit access to or from any Lot, or be parked in any manner which restricts the flow of traffic.

5 .3 .5.2 Parking or storage of recreational or similar vehicles (including, but not limited to, trailers, campers, motorhomes, mobile homes, van conversions, busses and boats) is prohibited on all portions of the Covered Property, except in the designated parking areas, if any, as determined by the Board of Directors. However, a recreational vehicle may be parked on the driveway or the street in front or behind the Lot for a period not to exceed twenty-four (24) hours in any seven (7) day period, for the purpose of loading or unloading the vehicle, or for the purpose of providing temporary parking for a transient guest of an Owner who may be traveling in or towing the recreational vehicle.

5.3.5.3 The use of and/or occupancy anywhere on the Covered Property of a trailer, mobile home, motorhome, camper or recreational vehicle as living quarters (on either a temporary or permanent basis) is expressly prohibited, although an Owner's guest may use the motorhome or recreational vehicle as sleeping quarters only on a temporary basis while visiting the Owner, as may be limited by rules of the Board.

5.3.5 .4 No inoperable, junked or wrecked vehicles shall be parked on any portion of a Lot or on the Common Areas. No vehicles shall be located on the Covered Properties in any state of repair or disassembly, except that vehicles may be parked wholly within a carport for the purpose of repairing such vehicles provided they are not parked in the carport for a period in excess of seven (7) days. Upon a showing of good cause, an owner may make an application to the Board of Directors for a longer period of time within which to keep an inoperable vehicles in the carport.

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5.3.5.5 All commercial, construction or like vehicles (including, but not limited to, pickup-type vehicles which are larger than three-quarter (3/4) ton and vehicles bearing commercial signs, advertising or other business insignia, and any commercially licensed vehicle) shall be parked inside a fully enclosed garage or carport . This Section does not apply to the vehicles used by Declarant or any Developer Owner in the construction of improvements upon the Lots or Parcels.

5.3 .5.6 The Board of Directors may establish a system relating to and requiring issuance of parking permits for temporary or other parking, and the Board may establish such other parking regulations as it deems necessary.

5.3.5 .7 In the event any Owner, Occupant or guest violates this Section regarding vehicle parking and storage, the Association may take any action which is necessary to obtain compliance of this Section, including the removal of vehicles in violation with the cost of action becoming the responsibility of the owner of the vehicle.

5 .3.5.8 After notice and hearing, the Association may impose a fine, in an amount determined by the Board of Directors, for each violation of this covenant regarding vehicle parking and storage. These fines shall become a lien against the Lot and collected in the same manner as Assessments.