

UNIVERSITY MEADOWS HOA

Community Parking Regulations

Adopted August 1, 2014

Revised June 14, 2017

The Board of Directors of the University Meadows Homeowners Association (the "Association") has adopted the following Community Parking Regulations. In the event of a conflict between a provision hereof and a provision of the Amended and Restated Declaration (the "CC&Rs"), the provision of the CC&Rs shall prevail. Nothing contained herein shall be deemed to limit the applicability of the provisions of the CC&Rs. Pursuant to Section 6.2 of the CC&Rs, the Board may from time to time in its sole discretion amend, repeal, or augment these Community Parking Regulations as it deems appropriate, subject to the terms of the CC&Rs and applicable law. It is the responsibility of each Unit Owner to obtain and adhere to the requirements of the most recent copy of these Community Parking Regulations and to ensure the compliance herewith by such Owner's tenants, guests and other occupants of the Owner's Unit.

Assigned Parking Spaces

- Each One Bedroom Unit (odd numbered units) is assigned one (1) designated parking space. Each Two Bedroom Unit (even numbered units) is assigned two (2) designated parking spaces.
- Each Unit Owner and, if the Unit is rented, each tenant, (not the Association or its property manager) is responsible for enforcing its rights as to parking in the parking space(s) assigned to the Unit. If the Unit Owner or tenant decides to have a vehicle wrongfully parked in the space assigned to the Unit towed, then the Owner or tenant must use Economy Towing @ (928) 774-8878 to have the vehicle towed. The Owner or the tenant, as the case may be, is responsible for any liability arising from such towing.

Guest Parking Spaces – Permit Required

- The Board of the University Meadows Homeowners Association utilizes Guest Parking Permits to enforce guest parking regulations. Each Unit within University Meadows Condominium project is issued one (1) Guest Parking Permit. Guest parking spaces are designated as such by signage.
- When in use, the Guest Parking Permit must be displayed by hanging it on the rear view mirror of the vehicle parked in the guest parking space.
- All vehicles parked in guest parking spaces at any time between 8am to 5pm Monday through Friday **MUST** display a valid Guest Parking Permit. Any vehicle parked in a Guest parking space at any such time that does not display a valid Guest Parking Permit as required by these regulations may be towed by the Association.
- Each Guest Parking Permit is the property of the Unit Owner to which it is assigned. The Guest Parking Permit may only be used by (i) the Unit Owner, (ii) a tenant in the Owner's Unit and (iii) a guest of either the Unit Owner or the tenant. Each Guest Parking Permit has a unique ID number that tracks and helps identify invalid parking permits reported as lost or stolen. **Replacement Guest Parking Permits are available at a cost of \$250.00 to the Unit Owner.** Please contact the property manager about replacement Guest Parking Permits.

Please see the Association's current Rules and Regulations for additional General Parking Rules.

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