



FOUNTAIN HILLS COMMUNITY ASSOCIATION

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***Important Parking
Policy Changes!!!***

October, 2006

Dear Fountain Hills Homeowner (Lake Geneva Way / Mediterranean Drive only).

The Board of Directors for the Fountain Hills Community Association (Association) has adopted a revised POLICY RESOLUTION FOR ASSIGNMENT OF PARKING SPACE USE AND REGULATION OF UNASSIGNED PARKING ("Parking Policy"), a copy of which was distributed to residents of **Lake Geneva Way and Mediterranean Drive** in June, 2006. For your convenience, the section of the policy pertaining to the regulation of unassigned parking spaces has been duplicated on the reverse of this letter. The approved policy is identical to the draft version previously published.

Implementation of permit parking *only* for **unassigned parking spaces** on **Lake Geneva Way and Mediterranean Drive** is the primary change from the previous parking policy (see reverse). The new policy stipulates that a valid, current hang tag must be displayed at all times from the rear view mirror of any vehicles parked in **unassigned parking spaces**. The policy officially takes effect on November 1, 2006.

The new parking policy provides that each owner of a home located on **Lake Geneva Way and Mediterranean Drive** shall receive one (1) hang tag only for use of unassigned parking spaces. To replace a misplaced hang tag a cost of \$100.00 will be charged.

Effective November 1, 2006, vehicles not displaying a valid, current hang tag, parked in any unassigned parking spaces, are subject to immediate towing.

PLEASE NOTE: Vehicle(s) in violation of the new policy (not displaying a hang tag) may be reported **ONLY BY WRITTEN COMPLAINT**. Complaints must be submitted to Vanguard Management at the address listed above or via email to whitney@vanguardmgt.com and **MUST** include your identity, the color and make of the vehicle, the tag number and the location (closest address) where the vehicle is/was parked.

Please **DO NOT** call in a complaint and, especially **DO NOT** call in a complaint to the emergency answering service after hours as parking matters are **NOT** considered an emergency.

The Association's contracted towing company, Henry's Wrecker Service (301/869-4800), has been instructed to randomly patrol the community, as allowed by local laws, and remove vehicles in violation of the policy as of November 1, 2006.

Thank you for your attention to this matter.

Sincerely,
BOARD OF DIRECTORS FOR
FOUNTAIN HILLS COMMUNITY ASSOCIATION

FOUNTAIN HILLS COMMUNITY ASSOCIATION
Excerpt from POLICY RESOLUTION FOR ASSIGNMENT OF PARKING SPACE USE
AND REGULATION OF UNASSIGNED PARKING

4. Regulation of Unassigned Parking Spaces.

- a. The Board of Directors may implement a system to regulate the use of the unassigned common area parking spaces within all or part of the Association's common parking areas. Should the Board of Directors determine that such regulation is necessary, the following shall apply:
- b. Parking in any unassigned parking spaces within the common parking areas will be by **PERMIT ONLY**.
 - i. The form of such Parking Permit shall be determined from time to time by the Board of Directors for the Association.
 - ii. All vehicles parked in unassigned parking spaces must display a valid Parking Permit at all times. Vehicles parked in unassigned parking spaces that **DO NOT** display a valid Parking Permit may be **towed without notice at owner's expense**.
 - iii. Each address on the streets within the affected area of the community will be issued **ONE** (1) Parking Permit.
 - (1) Permits will not be issued to any address where there is a past due assessment or fee.
 - (2) Permits may be revoked for any address where an assessment or fee is unpaid or for any period where there exists a violation of Association rules. By Laws and/or covenants.
 - iv. New residents must obtain the Parking Permit from the previous resident.
 - v. A Parking Permit may not be used on a given vehicle in violation of any other rule. or covenant.
 - (1) Violation of this provision may result in cancellation of the Parking Permit and in the towing of the vehicle involved.
 - vi. Replacement Permits:
 - (1) A damaged or unusable Parking Permit may be **returned to the Association** for replacement at no charge.
 - (2) If a Parking Permit is lost, stolen or misplaced, a replacement Parking Permit will be issued by the Association for a fee of **ONE HUNDRED and XX/100 dollars (\$100.00)**.
 - vii. The Board of Directors may, from time to time and at its sole discretion, issue new Parking Permits.