

**INSPIRADA COMMUNITY ASSOCIATION
PRIVATE STREET PARKING AND TOWING POLICY**

WHEREAS, under Nevada Law (NRS 116), the Bylaws of the Inspirada Community Association ("Bylaws") and the Residential Charter for Inspirada ("Charter"), the Board of Directors of the Inspirada Community Association ("Association") is empowered to govern the affairs of the Association. The Board of Directors hereby adopts the following policy, with the capitalized terms having the same meaning as those terms defined in the Charter; and

WHEREAS, Article 7, Section 7.2 of the Charter gives the Board the power to adopt Rules and Regulations; and

WHEREAS, NRS 116.3102 gives the Board the authority to regulate the use of Common Area; and

WHEREAS, the Board has deemed it to be in the best interest of the Association to establish a uniform and systematic procedure for handling the enforcement of parking rules on the private streets which are maintained by the Association ("Private Streets"); and

WHEREAS, it is the intent that this policy shall be applicable to all Owners, Tenants, Guests, Invitees, or any other person whose vehicle enters onto the Private Streets within the Association; and

WHEREAS, this resolution shall go into effect 30 days from notification to all current owners in the Association, and remain in effect until otherwise rescinded, modified, or amended by action of the Board.

NOW, THEREFORE IT IS RESOLVED that the following resolution ("Towing Policy") is adopted by the Board of Directors, and shall become effective within thirty (30) days of distribution of the same to the Owners within the Association.

The Association may direct the removal of any vehicle which is parked on the Private Streets or Common Areas within the Association if such vehicle is in violation of any provision of the Association's Governing Documents. Such provisions include, but are not limited to the following:

- **Commercial, Service, and Delivery Vehicles** – Commercial Vehicles (defined as any vehicle regularly used for business transportation and/or displaying any type of wording or signage, including, without limitation, dump trucks, cement mixers, oil or gas delivery trucks, and flatbed trucks) may not be parked overnight or stored within the Community, except within an enclosed garage. Small trucks and vans (i.e. camper trucks or similar vehicles up to and including one ton vehicles that are used for everyday transportation) may be parked overnight within the Community provided the vehicle is parked on the driveway and has only two axles. However, live-work Units that may be constructed within the Community shall be allowed to park small trucks and vans or similar vehicles, up to and including one ton vehicles that are used for everyday purposes, overnight within the Community in an assigned live-work parking space, regardless of whether such space is within an enclosed garage. All such vehicles must be well maintained in a neat, clean, and unobtrusive condition. Service and delivery vehicles shall be allowed during

normal business hours for such a period of time as is reasonably necessary to provide service to a Unit or Common Area.

The Board reserves the right to determine whether trucks or vans meet the standards to park overnight in the Community.

- **Common Area and Other Parking** – All vehicles parked in the Common Areas, including bicycles and motorized scooters, shall be parked only in designated parking areas such as marked parking spaces and bicycle racks. Overnight parking on any community center(s) or park facility parking lot(s) is prohibited. Residents should make every effort to keep their vehicles in their garages and driveways. Parking on any part of the front yard landscape/rockscape areas is prohibited. Any vehicle parked on any driveway must be parked wholly within the driveway and may not extend beyond the driveway onto any portion of a Unit or over service areas, be in violation of handicapped parking laws, over the curb, on the grass or sidewalk or along facility access roads. Owners, tenants, and/or guests shall not block any garage access, driveway, alleyway, mailbox, or fire safety area. Vehicles parked on these areas in violation of these rules may be subject to immediate towing, fines and other sanctions as permitted by State Law.
- **Driving on Common Areas** – No motorcycles, dirt bikes, off-road vehicles, or other similar devices may be operated on any of the Common Areas, including but not limited to paseos, park areas and pathways, unless authorized by the Association for the purpose of repair and maintenance.
- **Garages** – Vehicles owned, operated or in control of an Owner, or of a resident of such Owner's Unit, shall be parked in the garage to the extent of the maximum designed capacity of such garage. Garages shall only be used for parking authorized vehicles, and shall not be used for primary storage, living, recreational, business or other purposes. There shall be no parking in the driveways if the Owner's garage is not being utilized to the maximum designed capacity for the parking of authorized vehicles, or if to do so obstructs free traffic flow, constitutes a nuisance, violates the rules or otherwise creates a safety hazard. Ordinary household goods may be stored in addition to vehicles, provided that: (i) no flammable, dangerous, hazardous or toxic materials shall be kept, stored, or used in any garage, and (ii) doors to garages shall be kept in good working order and fully closed at all times except for reasonable periods during the removal or entry of vehicles or other items therefrom or thereto.
- **Inoperable vehicles** – Inoperable vehicles may not be stored or parked in places other than enclosed garages or other locations screened from view as approved by the Design Review Committee. An inoperable vehicle is defined as a vehicle that cannot operate on public streets because it does not run or is not legally licensed. Vehicles parked on Common Areas may be towed at the vehicle owner's expense and damages to any Common Area will be charged to the vehicle owner.
- **Recreational Vehicle** – No boat, camper, recreational vehicle, trailer, van, or motor home of any type may be stored or parked on any Unit other than in the garage, except temporarily for the purpose of loading and unloading for no more than 48 hours. The following also applies to recreational vehicles:
 - Electrical and water connections may not be left unattended across sidewalks;

- Individuals are not permitted to reside in these vehicles at any time while within the Community;
 - Wheels of these vehicles shall not be parked on the sidewalks or over the curb;
 - Discharge of gray or black waste water is strictly prohibited;
 - May not park on parking lots, easements or other areas owned by the Association;
 - Permanent storage on any Unit other than in the garage may be prohibited by the City of Henderson. It is the vehicle owner's responsibility to verify. If allowed by the City of Henderson, storage anywhere on a Unit other than in a garage is subject to Design Review Committee approval.
- **Vehicle repair** – Vehicle or other equipment repair or service must be confined to the garage. Leaks from vehicles in the street and on driveways must be cleaned up within 24 hours.

Unless the violation is deemed to be Vehicles deemed to be improperly parked on the Private Streets or other Common Areas shall be provided with a minimum of 48 hours notice in order to correct the parking violation prior to the vehicle being removed from the property. Such notice shall be provided in the form of a sticker and/or parking tag that is placed on the vehicle itself, and any vehicles removed from the property are to be removed at vehicle owner's sole expense.

Parking inspections may be conducted at anytime. Any vehicle found in violation may be tagged and/or towed in accordance with this policy. If a vehicle is tagged for any parking violation, such vehicle may be towed at the vehicle owner's sole expense, and without additional notice of any kind, if the issue that it was originally tagged for exists again for up to six (6) months after the date of the original tag.

IN WITNESS WHEREOF, this Private Street Parking and Towing Policy has been executed by the Association as of this 25th day of January, 2018. The undersigned hereby certify that this policy has been adopted and approved in accordance with NRS 116 and the Association's Governing Documents.

INSPIRADA COMMUNITY ASSOCIATION, a Nevada non-profit corporation.

By: [Signature]
 Its: Secretary
 (Print Name): Larry Wandel

By: [Signature]
 Its: President
 (Print Name): Allison [Last Name]