

DORADO COUNTRY CLUB ESTATES ASSOCIATION FOR BLOCK 70

Board Resolution Adopting Parking Rules

WHEREAS, the Dorado Country Club Estates Association for Block 70 (“Association”) is governed by its Restated Declaration of Covenants, Conditions, and Restrictions (“CC&Rs”) and Amended and Restated Bylaws (“Bylaws”) (hereinafter referred to as “Governing Documents); and

WHEREAS, Paragraph 19 of the CC&Rs restricts the parking of motor homes, trailers, boats, inoperable, dismantled, or unlicensed vehicles, and prohibits overnight street parking of vehicles owned by Lot owners, except for special circumstances; and

WHEREAS, the Bylaws charge the Board of Directors with the duty to enforce the Governing Documents, interpret their terms, and adopt rules necessary for the orderly governance of the community; and

WHEREAS, the Board of Directors finds it in the best interest of the Association to adopt clear, uniform Parking Rules that reflect the CC&Rs and provide homeowners and guests with guidance on parking use, enforcement, and procedures;

NOW, THEREFORE, BE IT RESOLVED, that the following **Parking Rules** are hereby adopted by the Board of Directors of the Dorado Country Club Estates Association for Block 70:

Parking Rules

1. Resident Parking (Lots 1-74)

- Lot owners must use garages and driveways as the primary location for Lot Owner’s or guest’s vehicles.
- No vehicle may be parked overnight on any Association streets, except in special circumstances approved in advance, and in writing, by the Board of Directors or the Association’s Property Manager.

2. Guest Parking (Lot 75)

- Guest parking is limited to the Common Area parking lot at community pool & spa, a.k.a. Guest Parking Area, or a homeowner’s driveway.
- Only bona fide visitors of current residents are permitted to park in the Guest Parking Area.
- Guests may park for up to **72 consecutive hours** in the Guest Parking area, after which the vehicle must be moved or written approval from the Board of Directors or the Association’s Property Manager must be on file.
- Residents may occasionally, as needed, use the Guest Parking Area for short-term parking of acceptable personal vehicles (i.e., “acceptable” means no “Prohibited Vehicles”, as defined in item 3 below). Abuse of the Guest Parking Area privilege is prohibited.

3. Prohibited Vehicles (at all times, for all Lots)

- Inoperable, dismantled, unlicensed and/or unregistered vehicles may not remain on any Lot for more than 24 hours unless stored inside a residential Lot’s garage.
- Motor homes, trailers, boats, jet skis, campers, and/or recreational vehicles may not be parked on any Lot, driveway, or street for more than **24 hours**, unless kept inside a residential Lot’s garage.
- Commercial vehicles may neither be parked nor stored overnight on any Lots or Association streets, except for short-term parking to allow for work, or loading/unloading, which is permitted.

4. Fire Lanes and Access

- Fire lanes and emergency access areas must remain clear at all times.
- Vehicles blocking driveways, sidewalks, hydrants, or access for emergency or service vehicles are subject to **immediate towing at the owner's expense.**

5. Enforcement

- **First violation:** A Courtesy Notice will be issued.
- **Repeat violators:** may result in fines pursuant to the Association's Violation and Fine Resolution, consistent with A.R.S. § 33-1803 (notice and opportunity to be heard required).
- **Immediate towing** may occur, without prior notice, at the owner's expense for vehicles parked in fire lanes, blocking access, or creating a safety hazard.

6. Board Discretion

- The Board of Directors may grant limited written exceptions for special circumstances, such as but not limited to: construction projects, medical needs, or short-term guest stays.

BE IT FURTHER RESOLVED, that management is authorized to implement these rules, issue violation notices, and coordinate towing or enforcement actions consistent with this Resolution;

BE IT FURTHER RESOLVED, that these Parking Rules shall take effect immediately upon adoption and shall remain in effect unless amended by a subsequent resolution of the Board of Directors.

ADOPTED this 20th day of November 2025, by the Board of Directors of the Dorado Country Club Estates Association for Block 70.

BOARD OF DIRECTORS

Dorado Country Club Estates Association for Block 70

David Harris, President David Harris

Rosemary Ferrell, Vice President Rosemary Ferrell

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