

PARKING RULES AND REGULATIONS

MOUNTAIN RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.

These Parking Rules and Regulations are in addition to the Articles of Incorporation, Bylaws, Declaration of Covenants, Conditions and Restrictions for Mountain Ridge Estates and Rules and Regulations of the Mountain Ridge Estates Homeowners Association, Inc., which constitute the governing documents. Violations of these Parking Rules and Regulations are subject to the enforcement regulations under the governing documents.

These Parking Rules and Regulations do not supersede or change the Articles of Incorporation, Bylaws, Declaration of Covenants, Conditions and Restrictions for Mountain Ridge Estates (the "Declaration"), or the Rules and Regulations of Mountain Ridge Estates Homeowners Association, Inc., in any manner. They do have the same status of law and enforceability.

Wherever the word "owner" or "homeowner" appears, if used in this document, it will include any and all tenants and/or occupants. All rules and regulations herein will apply to all tenants and/or occupants.

Owners shall be responsible for tenants/occupant's actions or misconduct and adherence to the Parking Rules and Regulations of the Association. Each Homeowner shall be responsible for providing tenants with a current copy of the Association Parking Rules and Regulations.

All of the rules and regulations herein may be changed or added to at anytime by the Association. Any consents granted hereunder may be revoked for due cause.

I. VEHICLES

- A. Inoperable vehicles, including vehicles with flat tires or vehicles that leak excessive fluids, cannot be parked within the Association for longer than 5 days. Vehicles parked longer than 5 days, at the discretion of the Board of Directors, will be towed without notice at owner's expense.
- B. Vehicles with registrations expired over 30 days, missing license plates, and/or expired dealer plates cannot be parked on any street or driveway for longer than 30 days. Vehicles parked longer than 30 days, at the discretion of the Board of Directors, will be towed without notice at owner's expense.
- C. No street parking over 48 hours is allowed without prior written approval from the Board of Directors. If parking in these areas for periods over 48 hours is needed, an email request must be sent to the Property Management Company (cynthia@danaproperties.com) for board review and approval. The Board of Directors will respond within 48 hours via e-mail. If prior approval is not received, and at the

discretion of the Board of Directors, vehicles will be towed without notice at owner's expense.

- D. No Commercial vehicles (a commercial vehicle includes any motor vehicle used to transport passengers or property that has a gross vehicle weight or gross vehicle weight rating of at least 14,001 or more pounds or a vehicle design to transport 16 or more passengers, including the driver) or RVs of any size shall be parked within the Association except if transporting persons or property to or from the Association or performing work in the Association and only for the period necessary to complete the transportation or work. Commercial vehicles or RVs parked in violation of this rule will be towed without notice at owner's expense.
- E. Trailers, trailer hitches, campers, food trucks and/or boats are not allowed to be parked within the Association streets.
- F. No ATVs, dirt bikes, go-carts or golf carts, shall be parked, operated or maintained on Association streets or common areas.
- G. No buses over 25 feet in length shall be parked, stopped or driven within the Association streets.
- H. No moving or storage containers may be parked or stored on any streets or driveways within the Association for a period longer than 5 days.
- I. No junk or derelict vehicle shall be parked on the Association Property at any time. Any motor vehicle, trailer or semi-trailer that cannot be operated in its existing condition because of parts necessary for operation, such as, but not limited to, tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals, are removed, damaged, or destroyed, or has a deteriorated body condition, shall be deemed to be junk or derelict vehicle, regardless of the display of valid state license/registration or inspection sticker. The Board of Directors shall have the right to remove said vehicle without notice at owner's expense.
- J. No vehicle may be parked on Association property if the Board deems it to be unsightly, inoperable, inappropriate or otherwise violative of these rules.

II. GENERAL PROVISIONS

- A. These parking rules shall be followed and enforced without regard to the number of vehicles owned by, registered to, or in the possession of the occupants of a property.
- B. No parking is allowed on the Association's common area. Vehicles parked in a common area will be towed without notice at owner's expense.
- C. No motor vehicle shall be parked on any area designated for pedestrian use.

- D. Under no circumstances or conditions shall any automobile or any other vehicle be parked on a non-paved portion of any lot.
- E. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of emergency vehicles into and out of fire lanes.
- F. Street parking shall only be allowed on one side of the private street. The other side shall be designated and signed as a Fire Lane and street parking will be prohibited.
- G. No parking is allowed in any prohibited space, in a fire lane, in front of a fire hydrant, street corners and/or in front of any other Owner's driveway. Vehicles parked in violation of this rule will be towed without notice at owner's expense.
- H. No person shall stand or park a vehicle in a roadway other than parallel with the edge of the roadway headed in the direction of lawful traffic movement and with the right-hand wheels of the vehicle within 18 inches of the curb or edge of the roadway, except that motorcycles shall be parked with at least one wheel or fender touching the right-hand curb.
- I. Vehicles in cul-de-sacs must park parallel to the roadway. "Nose in" or angle parking is not permitted. Parking in the turnaround area or "Center" of the cul-de-sac is not permitted. Vehicles parked in violation of this rule will be towed without notice at owner's expense.
- J. No vehicles may be parked within 30 feet on the approach of a stop or yield sign; 20 feet of a crosswalk at an intersection and/or 15 feet from a fire hydrant.
- K. Any vehicle the owner of which cannot be identified and/or located shall be deemed an abandoned vehicle. Vehicles parked in violation of this rule will be towed without notice at owner's expense.
- L. Except for minor emergency repairs, the repairing of vehicles, including the painting or restoration thereof, is not permitted at any time on streets, driveways or any part of the common areas. The intentional drainage of any motor vehicle fluids is prohibited.
- M. No vehicles shall be placed on blocks or jack stands, or with the tires removed are allowed within the Association. Vehicles parked in violation of this rule will be towed, without notice, at owner's expense.
- N. The Board of Directors has the sole authority to promulgate, adopt and amend these parking rules.

- O. Owners of property whose residents and/or guests violate this policy shall be held liable for any damages to the Association and/or caused directly or indirectly by the violation to include the cost of enforcement which shall also cover legal costs.

III. ENFORCEMENT

A. Scope of Enforcement

1. Any vehicle that is parked in violation of these Rules and Regulations shall be deemed to be parked without permission of the Association and subject to enforcement as provided herein. Any vehicle parked in violation of these Rules and Regulations is subject to towing and being stored at the owner's sole expense and risk.
2. Owners shall be responsible for the conduct of their guests, tenants, contractors and visitors.

B. Enforcement Procedures

1. Parking violations may be called in to the Association's management agent between 9:00 a.m. and 4:00 p.m., Monday through Friday, at (915) 581-0900 or via email at cynthia@danaproperties.com.
2. The El Paso Police Department may be called to ticket and/or tow a vehicle that is parked in a fire lane or blocking a fire hydrant. The Board of Directors reserves the right to tow from fire lanes via random patrol.
3. The Board of Directors shall cause to be erected signs on the Common Areas notifying residents that any vehicle illegally or improperly parked on the Common Areas may be towed without notice at the vehicle owner's sole risk and expense. Such signs shall comply with the requirements of the El Paso City Code and State of Texas Occupations Code for towing vehicles off of private property.

The regulations herein stated are subject to additions, modifications and amendments by the Association Board of Directors, and any consent or approval given or required under these rules and regulations may be added to, amended, or replaced at any time by a resolution of the Board of Directors.

FAILURE TO COMPLY WITH THE RULES IN THIS SECTION, THE COVENANTS, OR ANY OTHER GOVERNING DOCUMENT OF THE MOUNTAIN RIDGE ESTATES HOMEOWNERS' ASSOCIATION, INC. WILL SUBJECT THE HOMEOWNER TO A FINE OF AT LEAST \$50.00 FOR EACH OCCURRENCE OF NON-COMPLIANCE. AN OCCURRENCE IS DEFINED AS A 24-HOUR PERIOD.

The aforementioned Parking Rules and Regulations are adopted by resolution of the Directors on March 29, 2023.

Thomas Cardona
Thomas Cardona, President

Irmgard Forman
Irmgard Forman, Director

Olga Garza-Demeneghi
Olga Garza-Demeneghi, Director

Victor Valenzuela
Victor Valenzuela, Director

Maribel Gines
Maribel Gines, Director

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on this 14 day of March, 2023 by **Thomas Cardona**, President of Mountain Ridge Estates Homeowners Association, Inc., on behalf of the association.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on this 15 day of March, 2023 by **Irmgard Forman**, Director of Mountain Ridge Estates Homeowners Association, Inc., on behalf of the association.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

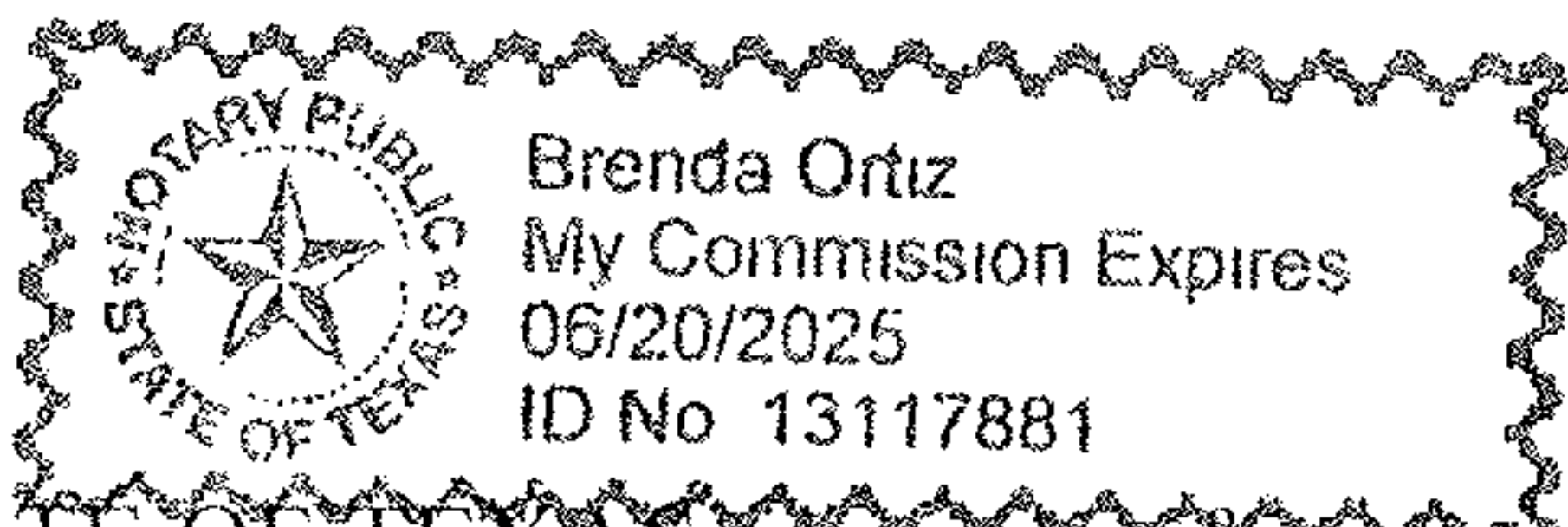
This instrument was acknowledged before me on this 15 day of March, 2023 by **Olga Garza-Demeneghi**, Director of Mountain Ridge Estates Homeowners Association, Inc., on behalf of the association.



B. Ortiz
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

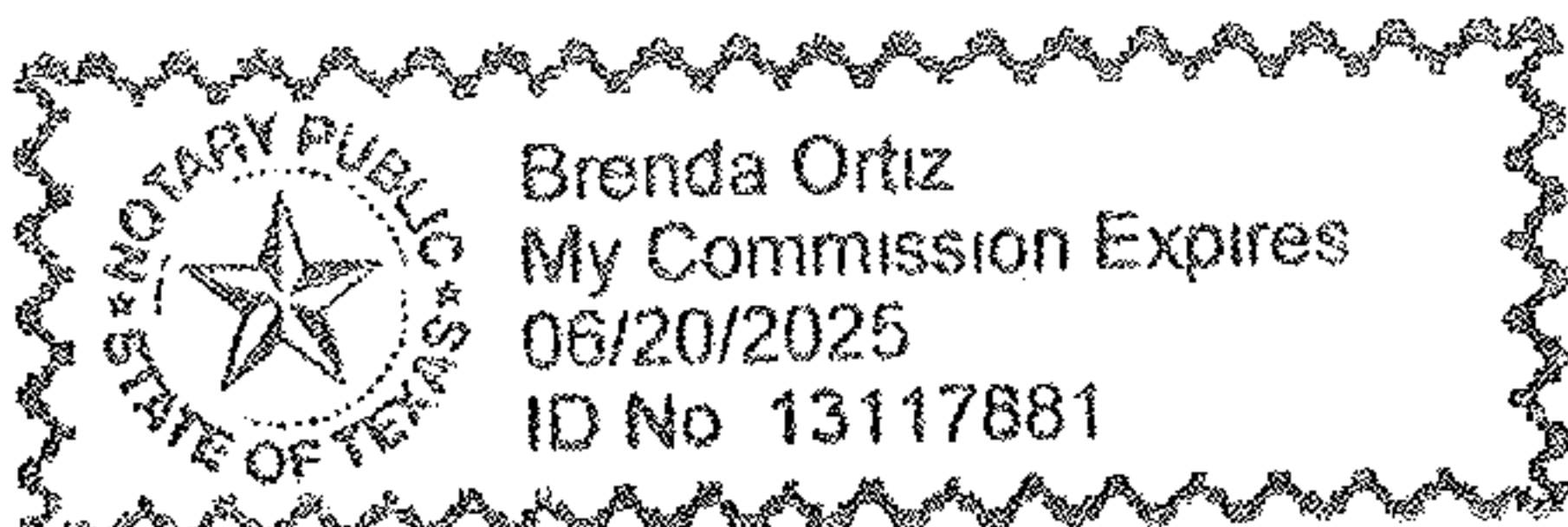
This instrument was acknowledged before me on this 29 day of March, 2023 by **Victor Valenzuela**, Director of Mountain Ridge Estates Homeowners Association, Inc., on behalf of the association.



B. Ortiz
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on this 27 day of March, 2023 by **Maribel Gines**, Director of Mountain Ridge Estates Homeowners Association, Inc., on behalf of the association.



B. Ortiz
Notary Public, State of Texas

Doc # 20230022016
#Pages 6 #NFPages 1
03/29/2023 01:13 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$46.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
heron by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County.



Delia Briones

EL PASO COUNTY, TEXAS