

**VISTOSO COMMUNITY ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS
REGARDING COMMERCIAL VEHICLES**

By an affirmative vote of the majority of the Board of Directors (the "Board") of the Vistoso Community Association (the "Association") at a Board Meeting held on *January 29*, 2026, the Board hereby adopts the following resolution (the "Resolution") as an official action of the Board.

RECITALS

WHEREAS, Vistoso Community Association (the "Association") is governed by the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Rancho Vistoso, recorded on April 24, 1987 at Instrument No. 1987-066117 in the Records of Pima County, Arizona, and all amendments thereto (the "Declaration");

WHEREAS Section 6.3 of the Declaration grants the Board of Directors ("Board") authority to adopt, amend, and repeal rules and regulations ("Rules");

WHEREAS, Section 5.2.7 of the Declaration authorizes the Association to "adopt additional parking restrictions including the establishment of fines and assessments" for the violation of those rules and restrictions;

WHEREAS, the Declaration expresses the intent to eliminate on-street parking as much as possible in the community, requires vehicles to be kept in garages, carports, residential driveways, or other designated parking areas;

WHEREAS, on April 24, 2025, the Association adopted a resolution codifying the membership vote authorizing the continued regulation of public roadways, following a March 27, 2025 membership meeting conducted in accordance with A.R.S. §33-1818;

WHEREAS, the Association retains its authority to regulate the public roadways in the Association;

WHEREAS, the Board seeks to adopt rules and policies to prohibit "commercial vehicles" from being parked, kept, or stored in the community;

NOW THEREFORE, the Board of the Association adopts the following Commercial Vehicle Parking Restrictions and related policies applicable to Single Family Residential and Residential Condominium Land Use Classifications.

COMMERCIAL VEHICLE PARKING RESTRICTIONS

The purpose of this Resolution is to reduce on-street parking and visual clutter, enhance safety and aesthetics, and implement the Declaration's authority to adopt additional parking restrictions specific to Commercial Vehicles within the community.

This Resolution applies to all Owners, occupants, tenants, guests, invitees, service providers, and contractors within the Single Family Residential and Residential Condominium Land Use Classifications identified in the Declaration.

Definition of Commercial Vehicles

1. "Commercial Vehicle" means any vehicle used for business, trade, or commercial purposes, including without limitation: (a) vehicles bearing commercial signage, advertising, or lettering; (b) vehicles with mounted equipment or racks primarily used for commercial purposes; (c) vehicles with a manufacturer's gross vehicle weight rating exceeding 10,000 pounds; (d) vehicles designed, registered, or licensed as commercial or for-hire; (e) step vans, box trucks, cargo vans outfitted for trade use, dump trucks, tow trucks, tractor-trailers, semis, and similar vehicles; and (f) trailers used for business or carrying commercial equipment.
2. For clarity, a personal passenger vehicle incidentally used for commuting to work without external commercial markings or mounted trade equipment is not a "Commercial Vehicle" for purposes of this Policy.
3. The Board may make reasonable, case-by-case determinations as to whether a specific vehicle constitutes a "Commercial Vehicle" consistent with the criteria above.

Parking Prohibitions and Restrictions

1. Commercial Vehicles shall not be parked or stored on any public or private street or roadway within the community, except for temporary loading and unloading.
2. Commercial Vehicles shall not be parked or stored on residential driveways except for temporary loading and unloading or pursuant to a granted written variance.
3. Commercial Vehicles shall not be parked, maintained, constructed, reconstructed, repaired, or stored on any Lot or Parcel so as to be visible from neighboring property or the street, except for temporary loading and unloading or a granted written variance. Commercial Vehicles must be entirely enclosed and not visible from neighboring property.

4. Commercial Vehicles may be parked temporarily for active service, loading, unloading, deliveries, construction, maintenance, repairs, or emergency services, for the minimum time reasonably necessary to complete the task, not to exceed eight consecutive hours in any 24-hour period, unless otherwise authorized by the Association or as required by law.

Enforcement and Remedies

1. Violations of this Resolution are subject to notices of violation and enforcement under the Governing Documents, which may include fines as adopted by the Board and collection via the Association's collections processes.

IN WITNESS WHEREOF, the Board President has executed this Resolution as of this 6th day of February, 2026.

Name:

Matthew R Wood

Signature:

