

UNANIMOUS CONSENT TO ACTION

BY THE BOARD OF DIRECTORS

ROCKING K SOUTH MASTER ASSOCIATION, INC.

SILVER RIDGE STREET PARKING RULES AND ENFORCEMENT POLICY

The undersigned, constituting all of the members of the Board of Directors of Rocking K South Master Association, Inc., an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED, that the Board of Directors hereby approves the Silver Ridge Street Parking Rules and Enforcement Policy for Rocking K South Master Association, Inc., attached to this action.

The Board of Directors hereby instructs the managing agent to notify all Owners of the implementation of this resolution effective as of January 15, 2026.

IN WITNESS WHEREOF, the undersigned have executed this on 12/18/2025, 2025.

Signed by:

Robert Tucker

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Robert Tucker

President and Director, Board of Directors

DocuSigned by:

Mark Weinberg

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Mark Weinberg

Vice President and Director, Board of Directors

DocuSigned by:

Priscilla Storm

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Priscilla Storm

Secretary and Director, Board of Directors

ROCKING K SOUTH MASTER ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS
SILVER RIDGE STREET PARKING RULES AND ENFORCEMENT POLICY

Effective January 15, 2026

WHEREAS, Article 7, Section 7.3 of the Declaration of Covenants, Conditions, Restrictions, and Easements for Rocking K South ("CC&Rs") authorizes the Board of Directors of the Rocking K South Master Association, Inc. ("Association") to adopt rules that restrict and govern the use of the Common Areas.

WHEREAS, the Association owns and governs the private streets within the gated community known as Silver Ridge ("Streets") as part of the Common Areas pursuant to the CC&Rs and as recorded on the plats for Rocking K South Neighborhood 1, Parcel C, at Sequence No. 20191910224 and Rocking K South Neighborhood 1, Parcel D, recorded at Sequence No. 20191910236 in the official records of Pima County Arizona (collectively known as "Silver Ridge").

WHEREAS, Exhibit A, Paragraph 28, of the CC&Rs authorizes the Association to adopt rules and regulations governing and further restricting the parking of Motor Vehicles on Lots or the Streets.

WHEREAS, motor vehicles owned or leased by an Owner, Occupant or Resident of a Lot must be parked in the garage situated on the Lot, or on the driveway or approved driveway expansion area of the Lot if space is not available in the garage, pursuant to Exhibit A, Paragraph 28, of the CC&Rs.

WHEREAS, The CC&Rs, at Article 12, Section 12.4.7, allow the Association to tow vehicles which are parked in violation of provisions of the governing rules and to exercise other reasonable measures in any emergency situations (which shall specifically include, but not be limited to, the towing of vehicles).

WHEREAS, a majority of the directors voted to adopt this resolution on 12/18/2025.

NOW, THEREFORE, be it resolved the Board of Directors of the Rocking K South Master Association, Inc. hereby approves and adopts the following Silver Ridge Street Parking Rules and Enforcement Policy ("Rules"):

1. Definitions.

1.1 Pursuant to the CC&Rs, at Exhibit A, Section 28: "Motor Vehicle" means a car, van, sport utility vehicle, bus, truck, recreational vehicle, motor home, motorcycle, all-terrain vehicle, utility vehicle, pickup truck or other motor vehicle.

1.2. "Streets" means the streets shown on the official plats of the Silver Ridge Covered Property.

1.3. Unless specifically defined otherwise in these Rules, all capitalized terms used herein have the meanings provided in the CC&Rs.

2. Street Parking.

2.1. No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment or vehicle may be parked, kept, or stored on the Streets, except the Board may allow temporary parking of such vehicles for a period not to exceed eight (8) hours for the purpose of loading, unloading, and emergencies.

2.2. No Motor Vehicle designed or used for carrying merchandise, supplies, or equipment for commercial purposes may be parked on the Streets, except for temporary parking of the Motor Vehicles of contractors, subcontractors, suppliers, or vendors of the Association or the Owners, Occupants, or Residents, and except as otherwise permitted by these Rules or other Governing Documents.

2.3. Motor Vehicles owned or leased by an Owner, Occupant, or Resident of a Lot must be parked in the garage, carport, driveway, or driveway expansion of the Lot; Owners, Occupants, and Residents may not park on the Streets unless otherwise permitted by these Rules or other Governing Documents.

2.4. Motor Vehicles owned or leased by guests or other invitees of an Owner, Occupant, or Resident may park in the Streets only if all garage, carport, driveway, and driveway expansion areas of the Lot are already occupied, and then, only during short visits (six hours or less), parties, or events.

2.5. Except for emergency repairs, no Motor Vehicle shall be constructed, reconstructed, or repaired on any Streets. No inoperable vehicle shall be parked or stored on any Streets at any time. An inoperable vehicle is a Motor Vehicle that does not operate or is unregistered or has expired registration.

2.6. No Motor Vehicle may be parked, kept, or stored on the Streets, except as otherwise allowed by these Rules or other Governing Documents.

2.7. These Rules are subject to A.R.S. § 33-1809.

2.8 If a Lot has insufficient parking for the number of resident motor vehicles, Lot Owners may provide a submittal to the Association's Architecture and Landscape Review Committee (ALRC) for approval to expand the driveway parking area (assuming there is room on the Lot for a driveway expansion).

2.9 Owners are presumed to know these Rules and the risk of a fine being imposed or a vehicle being towed for violation of these Rules. Owners are responsible for notifying

the Lessees and Residents of their Lots of these Rules and must provide their Lessees and Residents with a copy of these Rules. The Association shall hold all Owners responsible for their Lessees' and Residents' compliance with these Rules.

3. Enforcement.

3.1 The Association may enforce these Rules by all means available to it by law or the CC&Rs, including, but not limited to, levying fines, obtaining injunctive relief, or towing vehicles which appear to be abandoned, according to the policies and procedures for exercising those remedies the Association or the law has established.

3.2 When the Association is notified, either during a regular inspection of the Common Areas or by written complaint provided by a Member of the Association, of a Motor Vehicle parked in violation of these Rules, the Association will undertake reasonable efforts to identify the Lot that the Motor Vehicle is associated with. This may include, among other things, using the license plate to identify the owner of the Motor Vehicle, or associating the Motor Vehicle with the Lot it is parked in front of or adjacent to.

3.3 The following Fine Policy and Appeal Process outlined for the On-Street Parking Enforcement in the Silver Ridge gated neighborhood shall be followed for Rocking K South Master Association, Inc.:

FIRST NOTICE: An initial notice of the violation, including the process for contesting the notice, along with a photo of the non-compliant vehicle shall be sent to the property Owner via email and regular U.S. mail requesting compliance within 48 hours. NO FINE is assessed with this First Notice.

SECOND NOTICE: If the same vehicle is observed to be parked in the Common Area streets again after 48 hours from the initial notice of violation, a second notice requesting compliance within 48 hours shall be sent to the Owner. A \$100.00 FINE will be assessed with the second notice of violation, subject to the requirements of Article 9, Section 9.9 of the CC&Rs and applicable Arizona law.

THIRD NOTICE: If the same vehicle is observed to be parked in the Common Area streets after 48 hours from the second notice of violation, a third notice requesting compliance within 48 hours shall be sent to the Owner. A \$100.00 FINE will be assessed with the third notice of violation, subject to the requirements of Article 9, Section 9.9 of the CC&Rs and applicable Arizona law.

CONTINUING VIOLATIONS: If the violation involving the same vehicle continues without resolution after the third notice of violation, an additional FINE of \$100.00 shall be assessed each time a violation involving the same vehicle is observed, until the violation is resolved. In addition, the Board of Directors shall have the right to remedy the violation and/or take legal action.

In addition to the above steps, the Association may, but is not obligated to, provide a notification card affixed to the window of the vehicle or placed on the windshield of the vehicle, stating that the vehicle is parked in violation of the Rules.

FAILURE TO PAY A FINE: Failure to pay any fine shall subject the Owner to further enforcement action, which may include temporary suspension of access to the community amenities in the Association's Diamond Community Park.

The Board of Directors reserves the right to take any action permitted by law or the Declaration, in addition to the above-mentioned fine policy.

3.3. Appeal Process

- An Owner has 10 days from the date of notice to appeal a fine, by providing an appeal in writing via email to the Association's managing agent.
- Appeals may demonstrate extenuating circumstances which require deviation from the Governing Documents and must include all pertinent backup information to support the existence of the extenuating circumstance, including why the vehicle cannot be parked within the garage or driveway. Note: Using the garage for a purpose other than storing a vehicle is not a valid reason.
- The Owner appealing the violation will be given written notice that the appeal has been received and it will be reviewed by the Board.
- All decisions of the Board are final and may not be further appealed.
- Any appeal that does not meet the above requirements shall not be heard by the Board and shall be considered DENIED.
- If the appeal is denied, the fine will remain on the Owner's account. In addition, the Board of Directors may seek legal action to remedy the violation.