

THE M.P.R HOMEOWNERS ASSOCIATION

Recreation - Toy Policy

Background

Historically, the Association has followed an unwritten 24-hour courtesy practice when Members temporarily bring recreational vehicles, boats, trailers, campers, and similar vehicles ("Rec-Toys") to their property for loading or unloading. Because this practice has never been formally documented, these guidelines establish a consistent process for Members and Management while promoting fairness, clear expectations, and neighbor courtesy.

From the MPR HOA CC&Rs

Vehicles, Campers and Boats

No motor vehicle classed by a manufacturer as over 3/4 ton, and/or inoperable vehicles, and/or seven feet high, mobile home, trailer, camper shell, off-road vehicle, boat, or other similar equipment or vehicle, including commercial vehicles (unless the commercial vehicle fits the emergency usage criteria under "Parking"), may be parked, maintained, or repaired on any lot or on any street in Mountain Park Ranch Homeowners Association so as to be visible from neighboring property.

The CC&Rs do not specifically address temporary parking of Rec-Toys at a Member's lot for loading or unloading purposes. These guidelines establish the Association's policy regarding temporary loading and unloading while maintaining compliance with the intent of the CC&Rs.

These guidelines define the notification process, permitted loading and unloading period, required interval between loading events, and the circumstances under which violations may occur.

From the MPR HOA CC&Rs

A vehicle shall be deemed "**inoperable**" if severely wrecked, shows significant or unsafe body damage, is in a state of disrepair, lacks license plates, or displays expired registration. All motorized vehicles, including ATVs, motorcycles, go-carts, and similar vehicles, are prohibited from entering any common area, including hillsides, bike paths, and walkways.

Process/Procedure

Member Responsibilities

Notification to the Office

Members shall notify the MPR Office before bringing a Rec-Toy to their property by:

- Calling the office
- Emailing admin@mtparkranch.org
- Using the eUnify Homeowner Portal

The notification should include:

- The approximate arrival date and time.
- The anticipated departure date and time.
- Any unusual circumstances that may require additional consideration.

Neighbor Notification

Members are encouraged to notify adjacent neighbors whenever a Rec-Toy may impact neighboring properties, particularly if the vehicle extends beyond the driveway or may affect visibility, parking, or access.

MPR Office Responsibilities

Member Requests Without Portal Access

If a Member contacts the office by phone or email instead of using the eUnify Homeowner Portal, staff will enter the request into the Member's account using the same reservation process available through the portal.

Complaints

When a complaint is received, staff shall first verify whether the Member has an active reservation.

If a valid reservation exists, staff will advise the complainant that the Association has been notified and that the Member has until the approved expiration date to remove the Rec-Toy.

If no reservation exists or the reservation has expired, the matter shall be handled in accordance with the Association's violation procedures.

Inspections

Routine inspections shall continue as normal.

If a Rec-Toy is present only during the approved reservation period, no violation shall be issued. Staff may note the temporary authorization in the Member's account for reference.

Non-Qualifying Activities

The temporary loading and unloading allowance does **not** permit:

- Performing repairs
 - Performing maintenance
 - Long-term storage of a Rec-Toy on the property
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Definitions

- **Rec-Toy** – Recreational vehicles including RVs, boats, trailers, campers, and similar recreational equipment or vehicles.
 - **Unit of Measure** – Up to **three (3) consecutive calendar days** per loading or unloading event.
 - **Interval** – A minimum of **two (2) consecutive days** must occur between the end of one approved event and the beginning of the next.
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Rules

- **Frequency** – There is no limit to the number of loading or unloading events provided the required two-day interval is observed.
- **Notification** – Members must notify the MPR Office by telephone, email, or through the eUnify Homeowner Portal before bringing a Rec-Toy to the property.
- **Violation Conditions** – A violation may occur when:
 - No notification or reservation has been submitted.
 - A Rec-Toy remains on the property beyond the approved three-day period.
 - The required two-day interval between events is not observed.
- **Neighbor Complaints** – Neighbor complaints shall be documented in the Member's account. Complaints alone shall not constitute a violation unless one or more of the violation conditions above exist.
- **Overnight Occupancy** – Members, family members, guests, or other individuals may not occupy or stay overnight in an RV or similar vehicle while it is parked at the Member's lot.
- **Neighbor Courtesy** – Members are encouraged to:
 - Notify adjacent neighbors before bringing a Rec-Toy to the property.
 - Work cooperatively with neighbors to maintain positive community relationships.
 - Avoid blocking access to neighboring homes, driveways, streets, intersections, sidewalks, or common areas.
- **Repairs and Maintenance** – Performing repairs or maintenance on a Rec-Toy is prohibited while it is temporarily parked under this policy.

Pursuant to Article V, Section 3 of the Declaration of Covenants, Conditions And Restrictions recorded with the Maricopa County Recorder's Office at recording number 1984-224539 ("Declaration"), the Board of Directors of The M. P. R. Homeowners Association ("Association") adopts the following **Recreation - Toy Policy** ("Policy") for *Guidelines for RVs, Boats and Similar Vehicles ("Rec-Toys") at a Member's Lot*. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by a majority vote of the Board of Directors at an open Board meeting. This Policy revokes all prior Board resolutions or Board adopted policies related to the length of time a Member may have a Recreation Toy at their lot.

Legal Compliance

This Policy is intended to comply with the **Arizona Planned Communities Act (A.R.S. § 33-1801 et seq.)**, and all applicable federal, state, and local laws governing community associations in the City of Phoenix.

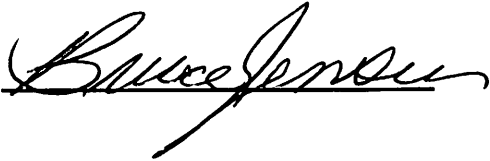
If any provision of this Policy is found to conflict with applicable law, the law shall control, and the remaining provisions shall remain in full force and effect.

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Adoption and Effective Date

This Policy was adopted by the Board of Directors on July 28, 2026 at an open Board meeting and shall take effect immediately and shall remain in force unless amended or rescinded by the Board.

Certified By:

Board President 

Date July 28, 2026