

Off-Street Parking Rules and Guidelines

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All properties are required to have 700 square feet of asphalt surface available for off street parking, which includes the garage. Should the minimum requirement for off-street parking not be met or if found to be insufficient for the parking and storage of personal and recreational vehicles, the requirement to develop and limit the amount of additional off-street parking areas will be at the discretion, requirement and guidance of the Association. The guideline for enforcement will be if the amount of vehicles constitute a eyesore while considering their location, operability and appearance to the surrounding neighborhood.

The following guidelines have been developed to help clarify the rights and responsibilities of all property owners.

Vehicle Definition: All passenger, non commercial vehicles and trailers, including but not limited to all recreational vehicles, such as boats, jet skis, snowmobiles, motorcycles, airplanes and their respective trailers.

Vehicle Repair: Motor vehicle construction, reconstruction, or repairs on the property in view of the street or neighboring properties shall be limited to no more than 14 days in a given month. Work area is to be cleaned up daily while work is in progress.

Inoperable Vehicle: Any dilapidated, unlicensed or inoperable vehicle, trailer, boat, airplane, recreational or commercial vehicle, including without limitation, a vehicle without wheels or engine, shall be stored on the property within a fully enclosed area (garage) or fully screened location approved by the DRC (fenced area).

Commercial Vehicle: Commercial vehicles and their trailers (except for pickup trucks, passenger vehicles) shall be parked within a fully enclosed garage or screened from view using a DRC approved method. On a case by case basis, the Board of Directors reserves the right to determine a commercial vehicle.

Parking Surfaces: Additional parking surfaces may be asphalt, loose gravel/lava rock or graded dirt. All areas must be free of weeds, brush and excess storage items. The Board of Directors reserves the right to require a gravel or rock surface if area becomes a mud/dirt nuisance.

Parking Locations: In addition to the garage and driveway, appropriate additional off-street parking locations are the front and sides of the house. Backyard areas may be acceptable on a case by case basis, but all areas are subject to screening or surface improvements by the DRC. On a case by case basis, the Board of Directors reserves the right to limit the amount of additional parking locations and consolidate multiple parking areas.

On-Street Parking: On street parking is not intended for vehicle storage or long term parking. Enforcement will be addressed under nuisance and/or on case by case basis.

Parking on Unimproved Lots: A vehicle may only be stored or parked on an unimproved lot only if it is screened and/or incorporated into the adjacent developed lot, which has been approved by the Design Review Committee.

Vehicle Covers: All tarps and covers for all vehicles must be maintained in good condition. Earth-tone covers are strongly encouraged.

Variations: The Board of Directors has the power to grant variations for special circumstances that may or may not be addressed in the above guidelines.