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# Recreational, Commercial & Large Vehicle Enforcement

The Architectural Committee & Board of Directors reviewed different options regarding parking & storing Recreational Vehicles (RV's), Commercial Vehicles, and any vehicle exceeding one (1) ton within Windmill Village. The Board has reviewed the CC&R's, Resolutions passed by prior Boards, and various architectural requests approved/denied over the years in addition to a obtaining a comprehensive legal opinion.



**During the Open Board Meeting on March 20, 2017 the Board of Directors voted unanimously to rescind all prior Board Resolutions allowing storage of these vehicles in the community, and to enforce Article 3, Section 3.6 as written.** “Motor and Recreational Vehicles and Parking. **No** mobile or motor home, boat...recreational vehicle... trailer... camper...bus or any motor vehicle classed by manufacturing rating as exceeding one (1) ton or any vehicles designed for commercial purposes **shall be parked, kept, placed maintained, constructed, reconstructed or repaired on any Lot or within the Project so as to be visible From Neighboring Property;** provided, however that the provisions of this Section shall not apply to: (i) emergency vehicle repairs (ii) vehicles falling within the described category which are parked on **paved driveways on Lots for purposes of loading, unloading and preparing such items for offsite usage, provided that such use is for a period not to exceed twenty-four (24) consecutive hours,** and (iii) the parking of public service and public safety vehicles... Notwithstanding the foregoing, Owners may park a motor home, boat...recreational vehicle...or any motor vehicle classed by manufacturing rating as exceeding one (1) ton on a Lot with the prior written approval of the Committee and subject to any applicable Rules and Regulations or other requirements imposed by the Committee.

## **What does this mean to you?**

1. Recreational Vehicles, Commercial Vehicles and any vehicle exceeding 1 ton are only allowed to be parked in the community on a temporary basis for loading, unloading and preparing for offsite usage, not to exceed twenty four (24) consecutive hours.
2. Regularly parking a Recreational or Commercial Vehicle in the community overnight is in violation of the CC&R's. Unless you are loading, unloading or preparing the vehicle for offsite usage, the vehicle should not be parked in the community.
3. If you are currently parking or storing a recreational vehicle, commercial vehicle or any vehicle exceeding 1 ton in your yard on a regular basis, you will need to find alternative storage prior to July 20, 2017. This allows you 30 days to find alternative storage.
4. What if you received written approval from the HOA in the past to store a recreational vehicle, commercial vehicle or any vehicle exceeding 1 ton on your property? You will only be allowed to store the vehicle on your property if the following conditions are met:
  - a. You must provide a copy of the written approval received from the HOA identifying authorization to store a recreational vehicle on your property.
  - b. The vehicle must be kept in good condition and may not be used as “living quarters”.
  - c. All stipulations identified on the prior written approval from the HOA must be adhered to, no exceptions.
  - d. The approval to store a recreational vehicle will not transfer upon the sale of the home. If/when you sell, you must notify the buyers that storage of these vehicles does not transfer with ownership of the property.
  - e. If you cannot provide the prior written approval to store a recreational vehicle on your property, you must find alternative storage arrangements by July 20, 2017.

**Please start making alternative parking/storage arrangements for your Recreational Vehicles, Commercial Vehicles and any Vehicle exceeding one (1) ton. Enforcement begins on July 21, 2017.**