

GUIDELINES FOR APPROVAL FOR STORAGE ON LOTS

1. The storage of RVs, trailers, boats and other items stored on a member's property must be with the consent of the Architectural Committee and not impair the view, or the aesthetic enjoyment of your neighbors and other members of the Association.

The "Purpose of Declaration" states:

"It is intended by those restrictions to protect the owners of lots against such improper use of surrounding lots as will depreciate the value of their property; to guard (and) preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to obtain harmonious color schemes to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on lots to prevent haphazard and inharmonious improvements of lots; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide adequately for high quality improvements and thereby to enhance the value of lots."

1A: Examples would include not parking RV, boat, trailer, etc. where it obstructs the view of the home from the street.

1B: Cannot impair neighbor's view. The preferred storage would be at the rear of the home.

2. Members may not repair their equipment on the street or on the property unless it is an emergency and maintenance or repair must be performed in a 48-hour time frame. If this can not be done the vehicle must be towed to a repair facility at the owner's expense.

3. When the member receives approval to store their equipment on their property, the approval is subject to review for any changing circumstances and is not valid for a specific time. For instance, if the item approved for storage is moved from the spot approved, and stored somewhere else on the property, then the approval is subject for review.

4. No items can be stored on any easement or setback, this includes the front and back Public Utility Easements along the property lines. The road setback is shown on subdivision maps, in most cases it is 30 feet from center of road. The actual footage changes, so it will be necessary to check the actual map and lot location in question. The side easements can be used for storage if the item is movable..

Unit	Road Setback From Middle Of Road	Public Utility Easement			
		Front	Sides	Back	Subdivision Boundary
1,2,3,4	30-45	10'	5'	8'	10'
21	30-45	20'	5'	8'	10'
22,23	30-45	20'	10'	10'	20'
24,25	30-45	25'	5'	8'	10'

Guidelines for Storage on Lots, Page 2

5. If a member does not receive approval to store their equipment on their property it must be removed permanently within 30 calendar days after notification by the Architectural Committee and thereafter the vehicle, RV, etc. can not be parked for more than 48 hours periodically on the property.
6. If approval for storage was received but a complaint is submitted by another member of the Association, the storage of the vehicle or other equipment is subject to a total review by the Architectural Committee just as was the original request. The Architectural Committee may refer the matter to a full Board hearing for a final decision.
7. A member may appeal a decision by the Architectural Committee to a full Board hearing at the next regularly scheduled meeting.