

PROCEDURE FOR ENFORCEMENT OF COVENANTS PARKING TRUCKS, BOATS, AND TRAILERS

The following procedure shall be enforced as adopted by the Raintree Lake Property Owners Association Board of Directors to carry out the covenants and restrictions of the RLPOA. Specific to Article VIII, Section 9 and Article IX, Section 7.

***Section 7 Parking of Motor Vehicles, Boat and Trailers.** No trucks or commercial vehicles, boats, or other similar water-borne vehicles, house trailers, boat trailers of every other description, campers or camping units shall be permitted to be parked or to be stored on any lot, nor shall any inoperative vehicle of any type be parked or stored on any lot for more than 72 hours unless they are parked or stored in an enclosed garage or in such other enclosure approved by the Architectural Review Board, except only during periods of approved construction on the lot. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services.*

REFERENCE: Parking of Motor Vehicles, Boats and Trailers.

PROCEDURE:

- A. The enforcement of this policy and procedure shall be the responsibility of the General Manager of the Association.
- B. Notification of violation of Article VIII, Section 9 and/or Article IX, Section 7 shall be mailed and/or delivered to property owner and/or lessee. Violator will be given five (5) days to correct violation.
- C. If violation is not corrected, property owner and/or lessee shall be notified of suspension of membership rights for thirty (30) days. And a five hundred dollars (\$500) fine shall be imposed for the first violation. Thereafter, each five day period of disregard the fine shall be seven hundred and fifty (\$750) dollars up to a maximum of \$5,000.
- D. Continued disregard of violation by property owner and/or lessee shall be cause for suspension of all membership rights for up to one (1) year.
- E. The individual in question shall have the right to an appeal and appear before the RLPOA Board of Directors for a hearing on the violation and/or the suspension of membership rights. The Board of Directors of RLPOA shall retain the right to revise and/or modify this procedure when necessary.
- F. The following definitions and variances shall be referenced under this procedure.
 - 1. TRUCK shall be defined as any vehicle rated over one (1) ton and will not be parked on any street, driveway, or Lot for a period to exceed three (3) hours except at actual construction site.
 - 2. COMMERCIAL VEHICLE shall be defined as any vehicle that can be described as or has any one (1) or more of the following characteristics: bus, dump truck bed, tow truck bed, boom truck bed, flat bed, stake truck, box truck, refrigerated bed, greater in size than 13,000 GVWR, or greater than 22 feet length. *Effective May 1, 2007.* A commercial vehicle shall further be defines as any vehicle with a passenger capacity in excess of eight (8) persons or having combined commercial markings, signs, overlays, banners, etc. in excess of six (6) square feet of surface area. *Effective September 1, 2007.* Beginning

May 1, 2008 it shall also include ladder rack(s), side glass rack(s), and/or tubing/pipe holder(s).

3. All other type of motor vehicle, which is deemed to be detrimental to property values and/or considered unsightly within the residential area, shall be included in this procedure.

4. BOATS, CAMPERS, BOAT TRAILERS and/or RECREATIONAL VEHICLES shall be granted special maintenance permits for a time period not to exceed ten (10) days each during the spring and fall season. This permit system shall be administered and maintained by the association office.

THIS POLICY APPROVED AT THE MAY 21, 1991 BOARD MEETING. EFFECTIVE DATE OF ENFORCEMENT JUNE 15, 1991. Amended February 8, 2005. Amended March 24, 2005. Amended March 13, 2007. Amended September 9, 2014. Amended July 12, 2016. Amended February 13, 2018.