

## Article II Section 16 *Proposed Amendment*

The original text is in black type.

The original text that is to be removed is lined out. (~~lined out~~)

The new text to be added is shown in green.

**SECTION 16 – STORAGE OF VEHICLES.** No trucks, trailers, boats, automobiles, campers or other vehicles shall be stored, parked or kept in the front yard or in the street adjacent to any Lot unless such vehicle is in day to day use off the premises and such parking is only temporary, from day to day, not to exceed forty-eight (48) hours in duration. ~~Permanent and semi-permanent storage of such items and vehicles must be screened from public view. Tarps or other such temporary vehicle covers are not adequate screening.~~ *Permanent and semi-permanent parking of such items and vehicles shall be rearward of the front face of the primary Dwelling structure on the Lot, have current and proper registration, be registered to the Lot Owner, and be in good working order.*

*Specific limit on camper-style trailers/RVs, or motorhomes: Each Residence shall be limited to a combined total of one (1) camper-style trailer/RV, or motorhome.*

Inoperable trucks, trailers, boats, automobiles, campers or other vehicles must be fully screened from any public street. Inoperable shall include vehicles which are mechanically inoperable as well as those which are not legally operable by way of current registration and inspection. *Tarps or other such temporary vehicle covers are not adequate screening.*

## Why is this Amendment needed?

- Article II Section 16 of the deed restrictions describe three distinct classifications of vehicles which we can paraphrase as (1) day-to-day vehicles, (2) occasional use vehicles, and (3) non-operable vehicles. Each with progressively stricter standards of storage.
- The storage method for the second classification of vehicles, paraphrased as occasional use vehicles, may be ambiguous enough to cause confusion among some property owners and HOA directors.
- Although there has been a standard in place for many years in Valley Lodge regarding how Section 16 would be interpreted and enforced, in recent months there have been attempts at reinterpreting the established standard.

*Excerpted from Valley Lodge Minutes June 23<sup>rd</sup>, 2021:*

*“Deed Restriction opinion provided by Ralph Troiano the President of C.I.A. Services and one of the first managers for Valley Lodge on RVs etc. Ralph advised on RVs, campers etc. the documents state screened from view means behind the front face of the house. The documents don't say how many you can own so the only thing that is enforceable would be if not parked behind the face of the house.”*

In addition, the Valley Lodge Board, in an effort to clarify the recent ambiguous interpretations of Section 16, passed a motion regarding “campers and RVs” as “allowed but must be behind building line or in back yard.” See Meeting Minutes dated April 21<sup>st</sup> 2021.

**Over the last few months, we have seen a renewed effort from some members of the board to reinterpret parts of Section 16 to something more stringent than previously accepted and enforced.** We believe that the majority of Valley Lodge members support this amendment as a necessity in order to clarify and further strengthen Section 16 for the enrichment of the neighborhood and to protect property owners from ambiguous and unfair enforcement attempts from the current board or from future boards.