



A Premier Planned Community in West Hanover Township, PA

BEPOA POLICY STATEMENT FOR COMMERCIAL VEHICLES

Effective: 01 May, 2024

This Policy further clarifies and supplements Declaration ARTICLE V. sections (b) (4) – (6) - *Restrictions on Use, Occupancy and Alienation - Prohibited Uses*, which state:

“(4) No non-passenger vehicle of any type and no unlicensed or non-operational motor vehicle of any type shall be permitted to remain overnight on any property in the Planned Community, other than may be used by Declarant, its agents, or contractors in conjunction with building operations. (5) Except delivery and service vehicles, or construction vehicles used by Declarant, its agents or contractors, no commercial vehicles are permitted in the Planned Community. Commercial vehicles are defined as those with signs or printed advertising exceeding an area of 18 inches by 18 inches. (6) In addition to the foregoing, the following specific types of vehicles are prohibited from parking in the Planned Community (other than in connection with construction activities of Declarant): buses, step vans (not including handicapped accessible vans), tractor trailers, flat-bed trucks, recreational vehicles, dual rear axle vehicles, tractors, straight-bed trucks, trailers (all types), dump trucks, and tow trucks (except as required to tow disabled or prohibited vehicles).” Also posted on www.bepoa.org

Effective May 1, 2024, any non-passenger vehicle deemed to be used for commercial purposes by a majority vote of the Board will not be allowed to be parked overnight in the community. Overnight is defined as between 10 pm and 7 am the following day. The Board will use the following criteria to determine if a vehicle is deemed a commercial vehicle: 1) The vehicle registration, 2) Passenger vs Non-Passenger, 3) Logo/Sign size, and 4) Visible tool or equipment. Prohibited parking areas include but are not limited to driveways, streets and common areas within Bradford Estates.

Any owner who wants to appeal the decision of the Board may do so in writing within 10 days of the initial notice of violation. Failure to request to be heard within such 10 day period shall be considered a waiver of the right to be heard. If no appeal is requested or once an appeal is denied, the owner has 24 hours to move the commercial vehicle from the community or a fine in the amount of \$25.00 per day will be levied on the homeowner's account.

Homeowners are responsible for the actions of their tenants. If the owner or their tenant continues to park the vehicle in the community after 30 days from the initial violation notice the vehicle may be towed at the owner's expense.

Version History:

Originally Approved and Posted on November 4, 2015 (v1)

Amended, Approved, and Posted on June 18, 2016 (v2)

Amended, Approved, and Posted on Sep 1, 2016 (v3)

Modified and approved on April 17, 2024