



# RAINTREE HOMEOWNERS ASSOCIATION, INC.

## POLICY RESOLUTION 2004-01

### PARKING POLICY

WHEREAS, Article IX, Section 1(d) of the Declaration of Covenants, Conditions and Restrictions of the Raintree Homeowners Association, Inc. prohibits the keeping of junk vehicles, commercial vehicles, vehicles with non-current registration, trailers, trucks, campers, camp trucks, house trailers, recreational vehicles, boats or the like on any lot except as determined by the Board, and

WHEREAS, ARTICLE IX, Section 3 of the By-Laws of the Raintree Homeowners Association, Inc. grants power to the Board to promulgate rules implementing and supplementing the Declaration to restrict items placed on the Homeowner's Lots or the Common Areas:

THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following policy governing the parking of vehicles within the community:

**PARKING POLICY.** The Board has accepted the following township ordinance as approved parking and storage guidelines. The following Manchester Township regulations are per Codified Ordinance §27-1111. Parking or storage of said items that do not comply with Manchester Township Ordinances may be reported to local authorities for enforcement.

Recreational vehicles, utility trailers, and boats (including boat trailers) may be parked or stored in any zoning district subject to the following regulations:

- A. Parking or storage is permitted at any time inside an enclosed structure (garage), which structure conforms to the zoning requirements of the particular district.
- B. Outside parking or storage shall be permitted only in side or rear yards, or partially in both, so long as the unit is not located nearer than 3 feet to any lot line.
- C. A unit may be parked anywhere on the lot during active loading, unloading or servicing of the unit for a period of time not in excess of 36 hours.
- D. No unit shall be parked or stored on any lot unless the same shall be owned or leased by the owner or occupant of such lot, except that a visitor of the owner or occupant of a lot may park or store a unit thereon for a period not exceeding 14 days in any one calendar year.

The following guideline was set forth in addition to those established by the local Zoning authority:

A maximum of one (1) commercial vehicle, recreational vehicle or trailer may be parked outdoors on a residential property of Raintree in accordance with Raintree Homeowner's Association policies.

AND WHEREAS, Article XI, Section 1, and Article VIII, Section 1(g) of the Declaration of Covenants, Conditions and Restrictions of the Raintree Homeowners Association, Inc. grants power to the Association to enforce applicable provisions of the Declaration regarding all restrictions, conditions, covenants, reservations, liens and charges:

IT IS FUTHER RESOLVED THAT the Board of Directors is authorized to enforce the forgoing as outlined in the Rules Enforcement Policy. Any vehicle not parked in accordance with the governing documents, or the duly adopted resolutions of the Association shall be in violation and subject to the enforcement authority of the Association.

Adopted on: May 24, 2003  
Revised on: January 6, 2004

Brent J. Leib, President - Board of Directors