

13 2.14 Sightliness ~~For the Owners of the Residential Lots and Residential~~
14 ~~Units, all recreational vehicles, campers, house trailers, utility trailers, boats, storage tanks,~~
15 ~~clothes lines, garbage cans, equipment, motorcycles, and storage piles shall be stored in a~~
16 ~~garage, walled in or screened in a structure approved by the Administrator to conceal them from~~
17 ~~the view of the neighboring Residential Units, Residential Lots, other Parcels and roads,~~
18 ~~provided, a guest parking area may be used for overnight parking of motor vehicles. Rules and~~
19 ~~regulations regarding parking and temporary parking may be adopted by the Administrator. Such~~
20 ~~rules and regulations may permit parking of certain categories of motor vehicles for limited~~
21 ~~periods of time on a nonrecurring basis, such as temporary parking of commercial vehicles being~~
22 ~~used in the furnishing of services to an Owner. No vehicles, equipment or machinery may be~~
23 ~~dismantled, rebuilt, repaired, serviced or repainted outside of an enclosed or screened area.~~
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1 2.14 Sightliness The purpose of this covenant is to balance the
2 desire to live in an attractive neighborhood, free from clutter, while recognizing the
3 need for residents to have the freedom to engage in hobbies, recreational endeavors
4 and other activities on their property.

5 The desire to engage in outdoor activities often
6 requires a recreational vehicle/toy to be readily accessible during their season of use.
7 A “recreational vehicle/toy” is defined as a motorhome, travel trailer, camper, boat,
8 personal watercraft, kayak, paddle board, off-highway vehicle, golf car, or other
9 recreational toy (and the trailer for each) as allowed by the Administrator. Up to two
10 recreational toys may be considered as a single toy for the purposes of this section
11 if they are stored on a single trailer. An example would be two jet skis or snowmobiles
12 on a single trailer. For the purpose of this covenant a “vehicle” is defined as a
13 licensed non-commercial car, truck, or motorcycle.

14 For the Owners of a Residential Lots or
15 Residential Units, if a house is fully built on the lot and a Certificate of Occupancy
16 has been issued, personally owned and registered passenger motor vehicles are
17 allowed to park unscreened in the driveway at any time. In addition, one
18 recreational vehicle/toy (registered in the property owners name) is allowed to be
19 parked unscreened during its season of use, either in the driveway or a suitable
20 parking pad that otherwise conforms with the HOA approved lot site plan and local

21 zoning ordinances. The season of use will vary by the kind of recreational
22 vehicle/toy. Those times of year when a recreational vehicle/toy is being regularly
23 used would be considered the season of use for that item. The season of use shall
24 be less than 6 consecutive months unless a longer period is approved in writing by
25 the Administrator. Long term unscreened storage of a recreational vehicle/toy is
26 prohibited. All other vehicles (except for personally owned & registered passenger
27 motor vehicles as noted above), recreational vehicle/toys (in excess of one item as
28 allowed above) or other items such as commercial vehicles, aircraft, utility trailers,
29 storage containers, clothes lines, equipment and storage piles shall be stored in a
30 garage or screened area to minimize the visual impact of the item when viewed from
31 neighboring properties and the road. For the purposes of this section a screened
32 area would include a walled structure or solid fence that is a minimum of 6' tall, or
33 landscaping approved by the Administrator that is expected to provide a
34 comparable level of screening. Landscaping meeting this requirement should
35 consist of evergreen shrubs or trees that are deer resistant and fast growing that
36 would be expected to provide solid screening to a height of 6' within five years.
37 Landscaping must be maintained to provide screening once it has been
38 established. Garbage receptacles shall be considered screened if walled or fenced
39 on at least 3 sides to the height of the receptacles. Propane tanks are not required
40 to be screened.

41 Temporary parking of commercial vehicles being
42 used in the furnishing of services to an Owner Residential Lot or Residential Unit
43 shall be allowed for a period not to exceed seven days unless the Administrator
44 approves a longer period. Temporary parking of vehicles and recreational
45 vehicles/toys shall be allowed for overnight guests of the Owner of a Residential
46 Unit for a period not to exceed seven days unless the Administrator approves a
47 longer period. Temporary parking is in addition to the residential owner's parking
48 of one recreational vehicle/toy during a season of use as allowed in the previous
49 paragraph. No items (i.e. vehicles, recreational vehicles/toys, equipment,
50 machinery, or other item) may be dismantled, repaired, rebuilt, or painted outside of
51 a garage or screened area with the exception of approved services. Approved

52 services may include items such as tire rotation, oil or other fluid replacement,
53 minor part replacement, or other reasonable required maintenance or small
54 household projects. Approved services shall be completed with a period not to
55 exceed seventy-two hours unless the Administrator approves a longer period.