

ARB Guidelines for Boat, Camper, and Trailer Storage on Owner Property

Covenants as written: CR-22, Section 3, i

"... may be stored on a lot *only if screened from view of surrounding lots and streets* as approved by the Architectural Review Board."

The guidelines below are somewhat more lenient than the covenants and are subject to change. If the board feels these guidelines do not meet the primary goal of protecting our property values the more restrictive interpretation may have to be reinstated.

These guidelines are intended to insure any visual inconvenience is incurred by the owner of the stored item, not the neighbor. That said, here are the current guidelines:

1) the only approved location for a homeowner to store a boat, trailer, camper or similar item shall have the following requirements:

- a) not visible from the street
- b) item must fit in a circle no larger than 18 feet in diameter
- a) the edge of the 'circle' must be no farther than 5 feet from the house
- c) the edge of the 'circle' can be no closer to the sides of the house than 10 feet.
- d) any visual inconvenience should be incurred by the boat owner, not the neighbor

The practical effect of this means the storage area would be close to and somewhat centered along the rear of the house, and if slightly 'off-center' it would normally be shifted away from any neighbor's living area and toward the neighbor with the adjacent garage (if applicable).

2) The stored item shall be covered with a dark camouflaged tarp or boat cover for boats at all times, not blue or any other light or bright, solid color. The tarp/cover is to remain in good condition at all times.

3) Some lots may have better locations for storage and exceptions can be requested of the board (or mandated by the board) and must be approved in writing. The AR Committee would handle all but the appealed cases.

4) fines shall be normal \$20 per day for easy to correct violations

Note: The board will not ask neighbors if they 'mind' looking at a boat, trailer, camper, etc. We won't pit neighbors against each other. The rules are for all of us and it is the HOA's responsibility to protect our property values. One man's beautiful boat is another man's eyesore (that can severely affect his property values). That's what covenants are for.