

Clarifications

6.1.4 - Recreational and Commercial Vehicle Storage/Screening

Clarification Regarding Recreational Vehicle Storage and Screening Requirements

Per existing community guidelines, the storage of recreational vehicles including but not limited to RVs, boats, UTV's, Off-road vehicles, Golf Carts and trailers is not permitted on the front or side areas of any Unit where such vehicles are visible or only partially screened during off-season or inactive use. This restriction applies regardless of whether a tarp or other temporary cover is used. Please note that tarps, fabric covers, or similar non-permanent structures do not qualify as adequate screening under Association rules.

Definition of Use-Season and Off-Season

For purposes of these rules, the use-season is defined as April 1 through September 30, and the off-season is defined as October 1 through March 31. During the off-season, recreational vehicles must either be removed from the property or properly screened in accordance with the guidelines outlined below.

Owners who anticipate recreational vehicle use during March or October (including camping or travel) may request a temporary waiver from the Board. Waiver requests must be submitted in advance and are subject to Board review and approval.

Use of Recreational Vehicles During the Off-Season

The intent of these rules is to prevent the long-term off-season storage of RVs, boats, UTV's, Off-road vehicles, Golf Carts and similar vehicles in front and side yards and promote storage offsite or in rear yards with proper screening. Not to restrict reasonable short-term or functional use of personal and work trailers.

Owners may not claim continuous "use" of a recreational vehicle (e.g., an RV or boat) throughout the off-season in order to avoid compliance with storage and screening requirements. Prolonged presence of such vehicles on the property, particularly when stationary, will be treated as storage even if they are moved intermittently.

That said, short-term use of utility trailers, particularly for work-related purposes or practical tasks (such as hauling equipment or moving a lawnmower for winter storage), is permitted during the off-season. These types of trailers are not subject to the same restrictions, provided they are not being left on-site for extended periods in a way that resembles storage.

Clarifications

What Constitutes a Compliant “Screen”?

A “screen” is defined as a permanent, fixed structure or installation that substantially obstructs the recreational vehicle from view from public streets and neighboring Units. The goal is to ensure the vehicle is largely hidden from standard sightlines such as sidewalks, driveways, and ground-level yards.

Acceptable examples include:

A solid privacy fence installed along the driveway or side yard where the vehicle is parked. The fence must be of sufficient height and continuity to meaningfully conceal the recreational vehicle from view.

A gate extension that fully encloses the storage area and matches the design and material, of existing fencing and segways in an aesthetically pleasing way the proper height to conceal the recreational vehicle.

While minor visibility from elevated or unusual angles (such as second-story windows or raised decks) may occur, this will not be considered the sole reason for a violation if the screening is clearly designed to comply and blocks typical lines of sight.

Landscaping (e.g., evergreen shrubs or trees) may be used in combination with fencing, but landscaping alone is not sufficient if the recreational vehicle remains clearly visible (e.g more than a couple trees to block the view).

Approval Requirements

All proposed screening structures must be submitted to the Association for review and prior written approval before any construction or installation begins. Submissions will be evaluated for consistency with:

Local zoning and building codes;

The community’s architectural and aesthetic standards; and

Overall impact on neighboring properties.

Property owners are encouraged to consult with the Association early in the planning process to avoid delays or the need for revisions.