

**Summers Landing Homeowners Association, Inc
Policy Rules and Regulations No. 2007 - 01**

**Procedural Rule and Regulation to Clarify
Article V Section 8, Lot Maintenance, of the Declaration**

Whereas: Article VI, Section 1, of the Bylaws of Summers Landing Homeowners' Association, Inc. provides that the Board of Directors has the power to adopt Rules and Regulations clarifying the Declaration, and the power to adopt Procedural Rules and Regulations to implement the Declaration, so long as such Rules and Regulations do not conflict with the Declaration; and,

Whereas: The Board has determined that there is a need to clarify the provisions of Article V, Section 8 Parking and Vehicles and,

Whereas: Article V, Section 8, Parking and Vehicles, states that "No boats, boat trailers, personal watercraft, campers, recreational vehicles, utility trailers, commercial vehicles and/or oversized vehicles may be stored and/or maintained on a Lot unless they are stored inside a garage or, with the approval of the Architectural Control Committee, screened and are not visible from any public street on the Property".

Now, Therefore be it Resolved that the Board adopts the following Policy Rule and Regulation as a procedural clarification of Article V, Section 8 of the Declaration to cover the parking of vehicles on any lot within the Property:

1. Any motor home, self-contained camper, mobile home, boat, all terrain vehicle, dune buggy, trailer, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer used for the transport of waverunners, jet skis, motorcycles, all terrain vehicles or other type of vehicle primarily used for recreational use (Recreational Vehicles) may be temporarily parked on the property in view from a public street for the purpose of loading/unloading in conjunction with a trip or for maintenance, provided the Homeowner advises the Management Company in advance either by telephone or email. Temporary parking shall be defined as parking for periods of 48 hours or less. Recreational Vehicles, as defined above, may not be parked in street view on any lot except on a temporary basis.
2. All vehicles visible from any public street must be parked in the driveway or on an extension of the driveway as authorized by the covenants. No vehicle shall be parked in a natural wooded area, on any grassy area, mulched area or other non-paved area on the lot if it is visible from any public street.
3. Commercial Vehicles shall not be parked in street view on any lot except that commercial vehicles required for the performance of services on the lot may be parked on the lot during the time those services are being performed. Commercial vehicles, for the purposes of this regulation, shall mean:
 - a) Any vehicle which is customarily hired for transport of people, including, but not limited to, taxis, limousines, or buses; or
 - b) Any van intended for and customarily used for the transport of commercial tools, equipment, or supplies; or
 - c) Any marked or unmarked vehicle with commercial tools, equipment, or supplies which are viewable from a street (whether within, on, or attached to the

vehicle), including, but not limited to, storage containers, racks, ladders, and equipment or supplies for plumbing, electrical, painting, or other trades; or

d) Any vehicle marked with a business, professional or governmental logo, emblem, or symbol.

Note: A commercial vehicle may be parked on a lot provided the vehicle, or that portion of the vehicle which has the characteristics of a commercial vehicle, is covered or screened, making the vehicle indistinguishable from an allowed vehicle as viewed from the street.

4. Notwithstanding any of the above, the Board of Directors reserves the right to review any Lot within the Property and make a determination, at its sole discretion, concerning whether or not the vehicle(s) and or location there of are in violation and must be moved.

5. In the event that any owner or resident violates the terms of this Policy, the Board of Directors reserves the right to initiate any and all remedies (including the use of self-help and/or the imposition of monetary charges) to abate or address the violation of this Policy. Any imposition of monetary charges or suspension of privileges for a violation of this Policy shall be subject to the due process procedures currently in effect for the Association.

6. The Board reserves the power to assign all of its powers and responsibilities herein to a special committee of its choice. If the Board delegates such responsibilities to a special committee, a member who receives an unfavorable decision from that special committee, may appeal the decision to the Board within ten days of the date of the written decision issued by the committee.

The effective date of this policy shall be: September 13, 2007.

I hereby certify that this Policy was duly adopted by the Board of Directors on September 13, 2007

**Board of Directors
Summers Landing Homeowners
Association, Inc.**

By: N. L. Corry, President