

**RESOLUTION OF
THE BOARD OF DIRECTORS OF
SUMMERFIELD CIVIC ASSOCIATION**

The following Resolution is adopted this 13th day of December, 2004, by the Board of Directors of Summerfield Civic Association.

**SUMMERFIELD CIVIC ASSOCIATION RULE AND REGULATION
REGARDING PARKING OF TRUCKS, CAMPERS, ETC.**

The Restated Declaration of Conditions and Restrictions for Summerfield Civic Association was revised August 20, 1991, and recorded in the Washington County Records as Document No. 91046471, as further amended by a document recorded June 25, 1998, as Document No. 98068494.1 (collectively, the "Declaration"). Section 1.11 of the Declaration permits the Summerfield Board of Directors from time to time to adopt, revise or repeal rules and regulations necessary to implement the provisions of the Declaration.

Section 1.2 of the Declaration provides, among other things, as follows: "No truck, pickup truck larger than ³/₄ ton, camper, trailer, motor home, or boat shall be parked on any lot or street for more than 48 hours, and for any purpose other than loading or unloading." Questions have arisen regarding the purpose and interpretation of the quoted section, and the Summerfield Board of Directors would like to clarify this provision.

Parking of Trucks, Campers, Etc.

Section 1.2 of the Declaration prohibits the parking of certain vehicles on lots or on Summerfield streets. This section has two primary purposes. First, the rule attempts to preserve aesthetic values within Summerfield. Ideally, every vehicle within Summerfield, when not in use, would be parked within a unit's garage, with the garage door close. While this may not be possible as a practical matter, it is preference of Summerfield residents. Even if the vehicles of Summerfield residents or guests must occasionally be parked in driveways or, when absolutely necessary, on Summerfield streets, Sections 1.2 of the Declaration attempts to limit such vehicles to "regular," traditional passenger vehicles. Large vehicles, as well as special purpose vehicles like campers, trucks, RV's, boats, etc., are generally not permitted to be parked within Summerfield except when completely enclosed within a garage.

The second primary purpose behind the prohibition against parking certain vehicles is community safety. The more vehicles that are parked on Summerfield streets and the larger the vehicles are, the more safety hazards are presented, both due to narrowed travel and obstructions to the vision of drivers and pedestrians. Accordingly, the Summerfield regulations are designed to minimize the number of vehicles that may be parked on Summerfield streets, and to assure that when vehicles must be parked on such streets, they are smaller, traditional passenger vehicles rather than trucks, campers, etc.

The Summerfield Board of Directors, in its discretion, may determine when a vehicle constitutes a truck, camper, trailer, motor home, etc. within the meaning of Section 1.2 of the declaration. The Board will base its determination primarily upon the exterior appearance of the vehicle. Vans and pickups will be considered campers for purposes of this provision to the extent that they appear to have been altered from a "normal" or "standard" van or pickup truck by enlarging the cabin of a van or by enclosing the bed (or more) of a pickup, usually in order to serve as a camper or as a commercial vehicle. The Board's designation of a camper or a commercial vehicle or a truck for purposes of the Declaration does not require that a vehicle was actually used for such purposes; the Board's primary focus will be on the exterior appearance of the vehicle. Vehicles designated by the Board as a truck, camper, or the like, may only remain within Summerfield if, when not actually in use, such vehicles are stored completely within a garage with the garage door close. This prohibition is subject to the exception listed in Section 1.2 of the Declaration, which permits such vehicles to be in Summerfield for 48 hours or less, and then only for the purpose of loading or unloading.

SUMMERFIELD CIVIC ASSOCIATION

By : **Karen L. Mathews**
Secretary,
Board of Directors