Rules & Regulations

1.2 – Recreational Vehicles

# Introduction

The residential nature and appearance of the neighborhood was important to the founders of the Parks Homeowners Association II (PARKS HOA**)**. Article B, Sections 1(d) and 6 of the Declaration of Protective Covenants (CC&R) prohibit homeowner conduct that is or may be become an annoyance or nuisance to those neighborhoods. The placement of or prolonged presence of Recreational Vehicles (RV) is both unattractive and undesirable. This regulation was adopted to prevent the prolonged presence of such vehicles and is intended to protect the value of all PARKS HOA properties.

The prolonged presence of RVs in the neighborhood is deemed to be unattractive and undesirable. This regulation is adopted to prevent the prolonged presence of RVs from becoming an unattractive annoyance or nuisance to the neighborhood.

An RV shall be defined to mean any trailer (whether for boats, camping or any other use), travel trailer, pop-up trailer, bus, motorhome or camper, all-terrain vehicle with more than two wheels, as well as snowmobiles, jet skis and boats, and all other equipment with the primary purpose of transporting or holding people which are typically considered to be for personal recreational use, as opposed to daily or routine family transportation or similar use. Motorcycles and golf carts are *not* included in this definition.

The homeowner is responsible for all that occurs on their property, whether by tenant, guest, or other occupants. This document is sole authority for fines and the timing thereof.

# Rule

* 1. Prohibited RV Activity:
     1. An RV shall not be kept, parked, stored, dismantled or repaired outside on any lot or street within the neighborhood.
     2. An RV shall not be stored inside a building or structure larger than a garage or carport designed for three standard size passenger automobiles.
     3. An RV shall not be used as a temporary or permanent residence.
  2. Allowed RV Activity:
     1. Loading, Unloading, Cleaning and Refurbishment: Homeowners may have up to 48 hours to load, unload, clean and refurbish an RV on or adjacent to their property. A request for extension may be available upon approval by PARKS HOA Board or the Architechtural Control Committee (ACC) (see below).
     2. A request for extension from the 48 hours must be received by PARKS HOA Board no less than seven (7) business days prior to the arrival of the RV (email or USPS) and must contain the following information:
        1. Name and address of the homeowner.
        2. Both the arrival date and proposed departure date of the RV.
        3. Year, make, model, and license plate number of the RV.
        4. RV owner’s name and address.

# Fines

Failure of a homeowner to comply with this regulation is a violation/infraction of this rule and shall result in fines as may be assessed as described below. A single violation shall include immediate and subsequent consecutive days of noncompliance.

1. First occurrence: notice/warning letter, no fine
2. Second occurrence: $75/day
3. Repetitive/Chronic Offenders: $200/day until rectified
4. In addition to fines, the Association may seek legal action against the homeowner in violation of this regulation, including without limitation towing and storage of the commercial vehicle at homeowner’s expense. Fines may continue to be assessed until the property is brought into compliance, even while legal action ongoing. All attorneys’ fees and costs incurred by the PARKS HOA in the enforcement of this Rule & Regulation shall be paid by the offending homeowner.

# Repetitive/Chronic Offenders

When conduct, acts or omissions by a homeowner violate governing documents including those within this regulation occur repeatedly over time, a homeowner shall be deemed a "repetitive" or "chronic offender." Three (3) recreational vehicle violations that occur within any twelve (12) month period shall result in designation as a “Repetitive/Chronic Offender”.

# Other Action

In addition to fines, the PARKS HOA may seek legal action against the homeowner in violation of this regulation, including without limitation towing and storage of the RV at homeowner’s expense. Fines may continue to be assessed until the property is brought into compliance, even while legal action is ongoing. All attorneys’ fees and costs incurred by the PARKS HOA in the enforcement of this Rule & Regulation shall be paid by the offending homeowner.

# Collection of Fines

The PARKS HOA will bill the violating homeowner the applicable fines at such time and for such periods as the PARKS HOA considers reasonable. All fines imposed by the PARKS HOA upon a homeowner which remain unpaid for 60 days shall automatically constitute a lien on the lot and all its improvements, and may be handled and foreclosed upon in the same fashion as if it were a lien for unpaid assessments under the PARKS HOA governing documents and the laws of the State of Washington. The Association may file a formal lien with King County in order to further protect its interests regarding the unpaid fine(s). The amount of the lien shall include interest, and all costs and expenses, including attorney fees, incurred by the Association in the imposition and collection of such unpaid fine(s).

# Rule Enforceability

If any portion of this rule is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of the rule.

# END OF SECTION

Originally dated and adopted by the Board of Trustees the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Revised: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_