

**JACKSON SCHOOL  
HOMEOWNER'S ASSOCIATION**

**UNIFORM VEHICLE AND STORAGE  
POLICY**

CC&R Article V, Section 5.1 (h); Article X, Section 10.2

**Introduction**

The Jackson School Homeowners Association ("Association") is authorized by the Declaration of Protective Covenants, Conditions and Restrictions ("CC&Rs") to enforce standards for property in private areas. The standards to be enforced apply to all property found within the Association including Recreational Equipment. The Jackson School Homeowners Association Board ("JSHOA Board") has adopted the following definitions, rules and procedures for enforcement of rules regarding Recreational Equipment within the subdivision:

**Definitions**

1. "Recreational Equipment" is defined to include boats, trailers, truck-campers, truck-canopies, motor homes and like equipment. "Wholly Confined" is defined as not visible from the center of the street.
2. A "Structure, which encloses the Recreational Equipment," is defined as a structure that wholly confines the equipment when the structure is closed. The JSHOA Board or the JSHOA Architectural Review Committee must approve the structure that encloses the equipment.
3. "Resident Member" is defined as a member of the Association, as that term is defined in the CC & Rs of the Association, which member is also a resident of a residence in the subdivision.

**Rules**

Recreational Equipment is permitted only in following circumstances:

1. The Recreational Equipment is Wholly Confined;
2. The Recreational Equipment is in a Structure Which Encloses the Equipment;
3. The Recreational Equipment shall not be parked in a backyard of a residence of the subdivision;
4. The Recreational Equipment is parked in the driveway of the residence or in the street in front of the residence and is present for a maximum of five (5) days in any twenty (20) day period providing the Recreational Equipment is owned, operated or leased by a Resident Member; or
5. The Recreational Equipment is parked in the driveway of the residence or in the street in front of the residence and is present for fourteen (14) days in any thirty (30) day period if the Recreational Equipment is owned, operated, or leased by a person who is a guest of a Resident Member.
6. Custom-fitted, neutral-colored tarps are acceptable for Recreational Equipment and cars when wholly confined. Temporary structures for cars or Recreational Equipment are not allowed.

### **Pre-October 7, 1999 Equipment Storage Exception**

Any owner owning a lot in the Jackson School Homeowners Association as of October 7, 1999, shall be allowed to park a piece of Recreational Equipment on his or her lot provided the Recreational Equipment is parked behind a fence no less than six-feet tall. The privilege to park any Recreational Equipment under this provision is connected to the particular lot, and may not be transferred between lots. After the transfer of the lot connected with this privilege, the new lot owner must comply with the CC&Rs and all other Association's rules about Recreational Equipment storage.

Pickup canopies do not qualify for the Pre-October 7, 1999 Recreational Equipment exception. Canopies off a pickup must be behind a fence and wholly confined. Canopies off a pickup and not stored as required will be considered under the Nuisance Policy.

No Recreational Equipment shall be permitted to park in the Schoolhouse parking lot.

### **Automobiles**

Passenger vehicles (including automobiles, minivans, small and medium-sized vans, and sport utility vehicles), factory standard pickup trucks and motorcycles, all of which are operable and properly licensed (collectively, "Permitted Passenger Vehicles") may be parked or stored in:

- (1) The driveway servicing the Unit of the Owner or occupant.
- (2) The street adjacent to Owner's Unit.

Loading and Unloading. Vehicles and equipment otherwise prohibited from being parked or stored under the governing documents may be temporarily parked in a driveway servicing a Unit or street adjacent to Owner's Unit for the purpose of loading and unloading and other similar purposes.

No Owner may permit an inoperable vehicle that is in an extreme state of disrepair to be abandoned or to remain parked upon any Unit or on any Common Area for a period in excess of forty-eight (48) hours.

- (1) A vehicle is deemed in an "extreme state of disrepair" when the Board of Directors or designee reasonably determines that it is inoperable, has an expired registration or that its presence offends the occupants of the other Units.

### **Commercial Vehicles**

The Board recognizes that some residents may need to drive commercial vehicles to and from their place of employment. The parking of a vehicle that is marked by licensure or permanent signage on the vehicle that would otherwise be considered a personal vehicle is allowed. Examples would include automobiles, vans, and small or regular size pickups. Examples of what not would be acceptable would be semi

trailer cabs, items otherwise classified as a Recreational Vehicle or heavy equipment.

Commercial trailers that are classified by licensure or permanent signage may only be parked in the driveway during the work week as long as the vehicle is moved on a daily basis. If it is possible, the commercial trailer should be stored behind a fence or in the garage instead of the driveway. The commercial trailer must be moved to comply with Recreational Vehicle requirements of being wholly confined if the resident does not comply with the grandfather status or must be placed behind a six foot fence on the weekends if the resident does comply with the grandfather status.

**Effective Date**

All rules shall apply immediately to any person, corporation or association that becomes a Resident Member.