



CCSHOA ARCHITECTURAL COMMITTEE (AC) **POLICIES**

Policy 13: Parking and Screening of Vehicles and Trailers

Background:

Paragraph 31 of the Covenants, Conditions & Restrictions (CC&Rs) (as amended via CC&R Amendment #1, recorded May 4, 2001 at reception number 201058294) compliance requirements have been among the most challenging for home owners to comply with, for the AC to review and approve on a consistent basis, and for the Board of Directors (BoD) to enforce. Although many requirements in this paragraph are clear, some requirements - specifically those related to trailer screening requirements, methods and materials - are open to interpretation. Therefore, this policy is needed to provide consistent criteria for homeowner planning, AC review / approval, and BoD enforcement. The purpose of this policy is not to change the spirit, intent or requirements of Paragraph 31, but to provide clarity for complying with the requirements. This policy does not restate all compliance requirements in Paragraph 31, but focuses on those requirements that 1) have been most openly abused, and 2) require additional definition to assist home owners in understanding and achieving compliance.

Ratification:

This Policy was discussed and iterated in detail by both the AC and the BoD prior to, during and after the 14 Dec 2006 AC meeting. This Policy also completed a comprehensive legal review by the HOA Attorney. All current AC members (Richard Eye, Robert Krause, Ray Doble, Georg Kuhnke and Mike Frazier) unanimously approved this policy at the 14 December 2006 meeting, conditional on incorporating minor changes and additional legal review by the HOA Attorney. After incorporating changes recommended by the HOA Attorney, the Policy was reviewed and approved again by all AC members present (Richard Eye, Robert Krause, Ray Doble, Georg Kuhnke). This Policy is in accordance with the interpretation authority of Section 14 of the Declaration.

Revision 1 to this Policy was reviewed and discussed at the 18 October 2007 AC meeting and electronically ratified by all AC Members (Richard Eye, Ray Doble, Denise Bulman, and Bob Krause) the week of 22 October 2007.

Revision 2 to this Policy was a title change only to more clearly define the content of the Policy.

Revision 3 to this Policy was reviewed and discussed in detail by AC members Richard Eye, Ray Doble, Bill Anderson, Kurt Miller, Mike Smaldino and alternate Judi Smaldino and ratified by the same AC members on 31 August 2010.

These changes more clearly define the content of the Policy for trailer placement and screening requirements.

Revision 4 to this Policy was reviewed and discussed in detail by AC members Richard Eye, Ray Doble, Bill Anderson, Kurt Miller, Mike Smaldino, and alternate member Bob Krause and ratified by the same AC members on TBD 2012.

These changes more clearly define the content of the Policy for parking/storage of Trucks and other Large Motor Vehicles within Cherry Creek Springs (CCS) and are in compliance with state law (CCIOA paragraph 38-33.3-106.5 (d)).

Revision 5 to this policy was completed to reflect the evolving interests and needs to members of the CASHOA community. The revision was reviewed and ratified by the Architectural Committee consisting of Ray Doble, Dwayne Griffin, Chris Chastain, and Richard Pavak on September 28th, 2017.

Policies:

I. General Information and Interpretations

1. With the exceptions specified within this document, all vehicles and equipment shall be parked or stored within an approved structure.
2. An exempt utility trailer is defined as trailer used to support the care and upkeep of HOA member properties; including flatbed trailers, landscape utility trailers and custom utility trailers. The length of a utility trailer is defined as the length of the bed (not to include the tongue).
3. A recreational trailer is defined as a trailer used for HOA member relaxation and enjoyment, including but not limited to: horse, stock, travel, popup (tent) trailer, and enclosed cargo trailer.
4. A recreational vehicle is defined as a vehicle used for HOA member relaxation and enjoyment, including but not limited to a boat, watercraft, snowmobile, motorcycle, ATV, or motorhome.
5. Lot maintenance is defined as the support and maintenance of HOA member properties, such as, but not limited to, grass cutting, landscaping, tree care, snow removal, building repairs, fencing, and the care and feeding of animals.
6. Utility trailers used in the support and upkeep of HOA member properties are typically used to transport building materials, landscaping materials, rubbish removal, feed for animals and equipment used in lot maintenance activities.
7. A prepared parking surface is defined as a parking pad (i.e. gravel, concrete, asphalt, or pavers), and which is maintained (i.e. free of weeds and grass).

8. The term “adjacent to” is defined as the near side of trailer being within eight (8) feet of a structure.
9. “Screening “ is defined as a method of providing complete, opaque, year-round, visually shielding or obscuring a trailer or vehicle from view utilizing structures, fencing, walls, trees, or densely planted vegetation.
10. The term “road worthy” is defined as registered, licensed and operational in accordance with Colorado State Statutes.

II. Screening Objectives, Requirements, Methods and Materials

1. Members are to submit screening proposals (methods, materials, dimensions) as appropriate for the topography and characteristics of their respective lots for AC review and approval.
2. Screening plans require an AC application and are subject to a standard \$25 application fee. Members are encouraged to informally submit, for no fee, pre-proposals for AC input and guidance.
3. Screening opacity is determined by the elevation vantage of all roads and neighboring yards.
4. Screening opacity is subjective and the Architectural Committee (AC) will decide final percentage obtained.
5. Screening applications shall incorporate considerations so as to be minimally obtrusive on neighbors and the community; and typically are to be located to the side or rear of properties.
6. Creation of screens adjacent to garages, barns or other structures is desirable.
7. Screening must be maintained per the approved application.
8. Screening approval is specific to the vehicle or trailer submitted in the original application. Any change to the vehicle or trailer requires verification the screening requirements are still met.

III. Parking of Exempted Utility Trailers

1. A utility trailer is anticipated to be utilized on a frequent basis and should be readily accessible
2. A single utility trailer meeting all of the following attributes may be stored on a prepared parking surface, adjacent to a structure (i.e. garage, house, barn) without screening and without written approval from the Architectural Committee (AC):
 - a. The trailer shall be less than sixteen (16) feet in length (as defined in Section I number 2)
 - b. The trailer bed shall not exceed thirty (30) inches height above the ground
 - c. Total trailer height shall not exceed four (4) feet.

- d. The trailer shall be equipped to be pulled by a Class 1, 2 or 3 bumper hitch (8,000 lbs. GTW).
 - e. The trailer is to be “road worthy” at all times.
 3. Trailers may not be used to openly store vehicles, materials or objects for more than one (1) week.

IV. Screening of Non-exempt vehicles/trailers

1. Owners of a multi-purpose, open-air, trailer that is intended to be used as a utility trailer but does not fall into the category of an “exempted utility trailer” described in section III, may submit an application for a screened utility trailer to the Architectural Committee (AC) for review and approval.
2. Applications for screening of trailers not eligible for unscreened parking shall be submitted as an application along with a \$25 review fee.
3. The Architectural Committee (AC) may approve applications for screening of a multi-purpose trailer if the following criterion have been appropriately addressed in the application:
 - a. Multipurpose, open-air, utility, and flat-bed trailers up to twenty (20) feet in length, having a bed height of up to three (3) feet above ground level, and total height not exceeding five (5) feet (not including goose neck) are eligible for consideration of parking with screening.
 - b. Multi-purpose trailer hitches may be greater than Class III and include gooseneck/fifth wheel hitches.
 - c. The trailer shall be parked adjacent to a structure such that one side of the trailer is completely screened.
 - d. The non-adjacent side shall be screened using materials such that the trailer bed and sides are not readily visible to a person passing by (i.e. blends in). Additionally, any portion of the trailer, including fifth wheel or gooseneck, extending above five (5) feet in height, shall be similarly screened.
 - e. The trailer is stored on a prepared parking surface.
 - f. The trailer is to be “road worthy” at all times.
 - g. The trailer may not be used to store vehicles, materials or objects for more than one (1) week.
4. Up to two (2) additional trailers may be stored outside a structure provided they are screened.

V. Parking of Horse Trailers

1. Horse trailers are expected to be seen in and about in an equestrian community. Trailers with the capacity to transport up to four (4) horses may be parked on CCS lots, adjacent to structures as required to unscreened utility trailers.
2. Horse trailer larger than a four (4) horse trailer, stock trailers, and any additional horse trailer(s) are to be managed as a non-exempt and subject to screening requirements referred to in Section IV above.

VI. Temporary Open Parking of Recreational Vehicles

1. Motor homes, recreational trailers, cargo trailers registered to the homeowner may be parked openly on driveways, garage pads or turnarounds for up to seventy-two (72) hours for maintenance, servicing, stocking and cleaning.
2. Should parking for periods greater than seventy-two (72) hours for maintenance or servicing of any recreational trailer, motorhome or other listed recreational vehicle be required, a request for extended parking shall be submitted to the Board of Directors for review and disposition.
3. Guests may park recreational trailers or motorhomes on driveways, garage pads or turnarounds for up to fourteen (14) days. If parking for a period longer than fourteen (14) days is required, a request for extended parking shall be submitted to the Board of Directors for review and disposition.
4. Parking of motor homes, recreational trailers and cargo trailers is not permitted in areas other than prepared parking surfaces, driveways, garage pads or turnarounds.
5. Upon Architectural Committee approval of an application for trailer screening or structure to store the trailer, non-screened storage of the trailer is permitted for a period up to one hundred and twenty (120) days.