

CHARDONNAY HILLS HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS

RESOLUTION

REVISED & ADOPTED
October 2, 2003

WHEREAS, the Association's members have registered complaints with the Board and management regarding vehicle parking and storage violations;

WHEREAS, other Association members have expressed some confusion and uncertainty as the conduct prohibited by Article VIII, Section 11 (b), of the Association's CC&Rs;

WHEREAS, violation of Article VIII, Section 11 (b), and/or Article VIII, Section 7, by the parking or storage of vehicles other than clean, well maintained, noncommercial passenger vehicles, tend to create a visual blight within the project and thereby depress property values;

IT IS HEREBY RESOLVED, by the Board of Directors, that the following rule is adopted:

PROHIBITED VEHICLE PARKING STORAGE

No recreational, commercial or nuisance vehicle, as those terms are described below, shall be stored, parked or placed, temporarily or otherwise, on any Lot, except within an enclosed garage or when screened from view in a manner approved by the Architectural Control Committee.

COMMERCIAL VEHICLES. Any vehicle of a type maintained or used primarily for commercial purposes or designed, used or maintained for the transportation of persons for hire, compensation or profit, or designed, used or maintained primarily for the transportation of property. Specifically included within the definition of "commercial vehicle" are the following: any vehicle displaying advertising, any vehicle with exposed tools, equipment or materials or which has been modified with racks or frames on the exterior of the vehicle for the purpose of carrying tools, equipment or materials.

DAM

RECREATIONAL VEHICLES. Shall mean any motor home, boat, camper, trailer, truck or recreational vehicle of any kind. Any vehicle which exceeds a vehicle weight of three (3) tons, has more than two (2) axles, is in excess of ten (10) feet in height and/or is in excess of twenty-two (22) feet in length shall be presumed to be a recreational vehicle or truck prohibited by Article VIII, Section 11 (b).

NUISANCE VEHICLES. "Nuisance vehicles" are defined as vehicles with unsightly car covers, vehicles which are unregistered, non-operable and/or are in a visible state of disrepair or have exterior damage, including, but not limited to, vehicles with flat tires; missing or crumpled hoods, fenders or trunks; vehicles with broken windows; or unpainted or partially painted vehicles.

The Board finds and declares that adoption of the foregoing rule is reasonably necessary to define and specify Article VIII, Section 11(b) and Article VIII, Section 7 in regard to vehicular nuisances. The Board further finds and declares that the enforcement of this rule is likely to maintain and enhance the property values throughout the development.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity but not later than November 1, 2002. This rule shall go into effect upon publication to the members. Thereafter, the Board will utilize all authorized means of enforcement, including appropriate fines.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on October 2, 2003.

Dated: 17 Oct 03

Delbert Maysey Sec.
Del Maysey, Secretary, Chardon Hills HOA