

Rules and Regulations of the Chateau Woods Property Owners Assn.

This is a statement of the policy adopted by the Board of Directors concerning enforcement of the Rules and Regulations of the Chateau Woods Property Owners Association. (**Note:** Additional guidance and special provisions are provided in a separate statement concerning Rule 12. Rule 12 prohibits the parking and storage of recreational vehicles, campers, boats, trailers, and trucks and/or other commercial vehicles within subdivision.)

An initial notice will be mailed to residents who are not in compliance with a rule or regulation to remind them of the rule and to request compliance. If the residents fail to comply with the rule within 30 days of the date of the initial notice, a second notice will be mailed to the residents again requesting compliance and informing them of the following sanctions:

1. In accordance with Article III, Item A.2. of the Covenants, Conditions and Restrictions for Chateau Woods, the Association will suspend the property owner's right to use the Chateau Woods pool and the recreational areas surrounding the pool. The suspension will apply to the property owner(s) and any other occupants and/or guests of the home. The suspension will be for 60 days or until the property owners are in compliance with the rule. The suspension is effective 30 days from the date of the letter.
2. In accordance with Rule 18 of the Rules and Regulations of the Chateau Woods Property Owners Association, the property owner(s) will be required to pay a special assessment of \$10.00 per day for each day that the property owner(s) are not in compliance with the rule. The special assessment is effective 30 days from the date of the letter.

Approved by Board of Directors, CWPOA

Date: August 17, 2017

No Parking or Storage of Recreational Vehicles, Campers, Etc.

This is a *statement of the policy adopted by the Board of Directors concerning Article IX, Section G of the Covenants, Conditions and Restrictions of Chateau Woods. Article IX, Section G* prohibits the parking and storage of recreational vehicles, campers, boats, trailers, and trucks and/or other commercial vehicles of more than one ton in size within subdivision. The intent of the rule is to promote safety and to maintain the attractiveness and value of homes in the subdivision.

Article IX, Section G of the Covenants, Conditions and Restrictions for Chateau Woods provides:

Parking Recreational vehicles, campers, boats, trailers, plus trucks and/or other commercial vehicles of more than one ton in size shall not be stored or parked within the property, including the streets and common areas unless specific areas for such purposes are designated by the Association.

This restriction is also included as Rule 12 of the Rules and Regulations of the Chateau Woods Property Owners Association.

The Board of Directors has determined that the rule does not extend to:

1. Parking of recreational vehicles *and other prohibited vehicles* in a homeowner's garage, and
2. Occasional parking that may be required to load, unload, or maintain a recreational vehicle. (For purposes of this rule, occasional parking is defined as parking of up to 72 hours, or overnight parking not exceeding 3 consecutive days.)

In addition, the Board recognizes that homeowners may on occasion have a temporary need to park various prohibited vehicles and items, e.g. U-Haul trucks and/or trailers, dumpsters, moving storage containers, and comparable items, within the subdivision. Such temporary parking may be for purposes of home maintenance/remodeling, moving of furniture and other items, and other non-permanent, non-recurring reasons. Residents should minimize the time such vehicles and other items are parked in the subdivision to the greatest extent possible.

Note: The one-ton size limit referenced in the rule applies to "trucks and/or other commercial vehicles"; it does not apply to recreational vehicles, campers, boats and trailers. The parking and/or storage of all recreational vehicles, campers, boats and trailers is prohibited regardless of size. The "one-ton size" limit for trucks and other commercial vehicles referenced in the rule refers to the hauling capacity and/or classification of the vehicle, not the weight of the vehicle.

An initial notice will be mailed to residents who do not comply with this rule to remind them of the rule and to request compliance. If the resident fails to comply with the rule within a reasonable period of time, e.g. 7 days, after receiving the initial notice, a second notice will be mailed to the resident informing them of the following sanctions:

1. In accordance with Article III, Item A.2. of the Covenants, Conditions and Restrictions for Chateau Woods, the Association will suspend the property owner's right to use the Chateau Woods pool and the recreational areas surrounding the pool. The suspension will apply to the property owner(s) and any other occupants and/or guests of the home. The suspension will be for 60 days or until the property owner is in compliance with Article IX, Section G. The suspension is effective 5 days from the date of the letter.
2. In accordance with Rule 18 of the Rules and Regulations of the Chateau Woods Property Owners Association, the property owner(s) will be required to pay a *special assessment of \$10.00 per day* for each day that the property owner(s) are not in compliance with Article IX, Section G. The special assessment is effective 5 days from the date of the letter.

Approved by Board of Directors, CWPOA

Date: August 10, 2004 (Revised August 17, 2017)