

QUESTIONS INVOLVING COVENANT ENFORCEMENT

1. **Parked Vehicles.** Covenant #10 provides: “No automobile, boat, camping trailer, van-type campers, auto-drawn trailer of any kind, mobile home, motorcycle, snowmobile or other self-propelled vehicles (collectively. A “Vehicle”) shall be stored or parked outside of an enclosed garage for more than thirty (30) days within a calendar year. All assembly, disassembly or general service work on any Vehicle must be done in the garage.

The Board’s question submitted to the Developer (Curt Hofer):

“We are being challenged as to the intent with this section. Would you please clarify? We have families with household of 4 and 4 vehicles but only a 3 car garage. Does this mean they cannot have the 4th vehicle outside? Does this mean a vehicle cannot be parked for 30 days straight and not moved?”

The Developer’s response:

“My interpretation of the first question is that a vehicle can be parked temporarily outside as long as it is used on a regular basis. Certainly, having it used, or out of the driveway at least once for every thirty days would not be too much to ask. But that may need some clarification if there is someone that has 3-4 vehicles parked outside that are used every day. In that case they need to clean out their garage or build an out building. That section was primarily written to limit the parking of cars that are in certain states of disrepair and collect rust in the driveway. (We do not want that.) And also we do not want campers/motor homes/recreational vehicles parked in the driveway for more than 30 days in a calendar year. (I understand that can be hard to enforce unless someone keeps a tally sheet. But it should be a deterrent to anyone that thinks they can store these vehicles/campers outside.”

2. **Propane Tanks.** Covenant #11 provides: “No incinerator or trash burner shall be permitted on any Lot. All trash and garbage shall be contained and enclosed in metal or plastic containers. No garbage or trash container or fuel tank shall be permitted to remain outside of a dwelling unless completely screened from view, except for pickup purposes. No garden, lawn or maintenance equipment, or any other landscaping product of any kind whatsoever, including, but not limited to, blocks, lumber or crushed stone, shall be stored or permitted to remain outside of a dwelling or suitable storage facility, except when in actual use.” (Emphasis added)

The Board’s question submitted to the Developer (Curt Hofer):

“Item 2# is in regards to the propane tanks. We would like to put this issue to rest at the next annual meeting so your comment would be greatly appreciated. This has been an

issue with people about how to conceal or hide their propane tanks. Could you please quote the section that states the tanks need to be concealed?"

Developer's (i.e., Curt Hofer) interpretation:

"Propane tanks must be screened. (See the attachment above from the Covenants) Propane is equal to "fuel" in this section."

Board's reminder: Approved screening means 3 sides of the tank (if open to public view from public roads) must be concealed by grasses, ornamental plants or approved fencing.

MATTERS INVOLVING BOARD RULE-MAKING

Dogs and Leashes:

1. When walking your dogs in the common areas (roads and trails) of our community, please keep your dogs restrained on a leash; and
2. Please clean up any "messes" your dogs' leave in the common areas and/or on other homeowners' property.

Shooting Ranges:

No shooting range that involves the discharge of firearms shall be allowed on any Lot in Cottonwood Creek. Except in matters of self-defense, the discharge of firearms (excluding "BB" guns, pellet guns, and the like) is generally prohibited on any Lot in Cottonwood Creek.

Collections Policy:

See attached handout.