



## RULES ON RV PARKING AND USE IN KING'S DEER

DEFINITION: RV. A street-legal, state-licensed vehicle designed to be towed on public highways, or self-propelled. Included are pick-up trucks that have an enclosure on the cargo bed. An RV is designed for the purpose of providing temporary sleeping accommodations. For these rules only, the definition of RV shall also include a watercraft (Added June 17, 2008).

WHEREAS, the Board of Directors shall have the power to adopt and publish rules and regulations and to establish penalties for infractions thereof. (Bylaws VII. 2.(a))

WHEREAS, the purpose of the covenants is to assure King's Deer shall become and remain an attractive residential community, and to uphold and enhance property values. (Classic and Highlands covenants para 13.A)

WHEREAS, the ACC is empowered to approve or disapprove in writing all plans for construction, site locations, clearing, plantings, fencing...and any other changes in the natural environment of Lots or appearance of Homes in King's Deer. (Classic covenants 13.D and Highlands covenants 13.D.(1))

WHEREAS, no vehicles shall be stored or parked within the Project except in a closed garage; however, recreation vehicles to include travel trailers, horse trailers, campers, boats or a motorhome and various equipment may be kept at the rear of a house if not visible from public streets nor from other Lots within King's Deer. (Classic covenants para 23)

WHEREAS, Nothing shall be done or permitted on any Lot which may be or become an annoyance or nuisance to the neighborhood. (Classic covenants para 18)

WHEREAS, No structure of temporary character, trailer, basement, tent or accessory building shall be used on any Lot as a residence, temporarily or permanently. (Highlands covenants para 7)

WHEREAS, Nothing shall be done or permitted on any Lot which may be or become an annoyance or nuisance to the neighborhood. (Highlands covenants para 18)

WHEREAS, No vehicles shall be stored or parked within the Project except in a closed garage or other structure which may include decks or fencing. Automobiles shall not be parked overnight outside of garages, as determined by the Board in its sole discretion, but overnight parking shall be allowed at the sales office and the Facilities. All parking shall be subject to the rules and regulations of the Board. (Highlands covenants para 23)

NOW THEREFORE in recognition that using an RV requires the vehicle be loaded and unloaded at the owner's residence, the Board of Directors adopt the following rules to accommodate the many King's Deer RV owners.

1. An RV belonging to a King's Deer homeowner may be parked outside an enclosed garage at a King's Deer property for a maximum of 72 consecutive hours.
2. RV parking at any King's Deer property is limited to a maximum of seven calendar days in any 30 day period, regardless of the amount of time the RV is at the property on any one day.
3. The Board of Directors may grant Extended Parking Permits for RV use on a King's Deer property. A permit shall not exceed 7 consecutive days.
4. Extended Parking Permits will be granted only for the purpose of allowing visitors of a King's Deer resident to reside in an RV on the King's Deer property while visiting the King's Deer resident. As a general guideline, no more than one permit will be granted at any one King's Deer property in any 120 day period.

5. The RV must be parked not more than 20 feet from the residence, it must be located on a designated driveway, and it must not encroach into the property setbacks.
6. No gas or diesel engines may run for an extended period (such as for power generation) to support the RV.
7. An RV receiving an Extended Parking Permit must be in good working and structural condition. The RV shall not receive maintenance while parked within the King's Deer subdivision. If maintenance or repair is required, the RV must leave King's Deer before receiving such maintenance even if it must be towed to another location.
8. The Board of Directors reserves the right, in all cases, to rescind any Extended Parking Permit if the RV creates unexpected disruption to the peace and tranquillity of the neighborhood.
9. The application for an Extended Parking Permit shall identify
  - the property owner
  - the property address
  - the property owner phone number
  - a statement certifying that the property owner will be present on the property for the duration of the
  - the specific location where the RV will be parked on the property.
  - start and end date of the requested Extended Parking Permit.

THIS POLICY SHALL BE EFFECTIVE THE DATE FOLLOWING ADOPTION AND REVISION BY THE BOARD OF DIRECTORS.

THIS POLICY IS ADOPTED FEBRUARY 21, 2005 AND REVISED JUNE 17, 2008.

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*Allen Alchian*  
*President, Board of Directors*

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*Mike Abplanalp*  
*Secretary, Board of Directors*