

**VEHICLE AND PARKING POLICY**

Effective April 21, 2026

**1. BACKGROUND**

The purpose of our covenants and policies is to ensure King's Deer remains a beautiful, peaceful neighborhood and protect property values. In general:

- Vehicles in the Passenger Cars, Trucks, and Motorcycles and the Other Vehicles category below should be parked or stored in an enclosed garage or other permanent structure
- Vehicles in the RV and Watercraft category below may be stored at the rear of a house if not visible from public streets nor from other Lots within King's Deer and screened from public view including use of garaging, trees, or fencing approved by the ACC Committee (if applicable) is required
- No junk or abandoned vehicles shall be allowed
- No vehicle may be used as a temporary or permanent residence
- Nothing shall be done on any lot which may be or become an annoyance or nuisance to the neighborhood

**2. GUIDANCE**

This policy covers all types of vehicles as defined in the table below:

VEHICLE TYPE	DESCRIPTION	PARKING REQUIREMENTS
<b>Passenger Cars, Trucks, and Motorcycles</b>	<ul style="list-style-type: none"><li>▪ Daily transportation vehicles without visible commercial markings</li></ul>	<ul style="list-style-type: none"><li>▪ Vehicles temporarily parked outside generally will not result in a notification from the HOA</li><li>▪ Three or more vehicles consistently parked outside may result in HOA notification</li><li>▪ Any vehicle that is not fully licensed, registered, and street legal shall not be parked outdoors in public view</li></ul>
<b>RVs, Watercraft, and Camper-style Trailers</b>	<ul style="list-style-type: none"><li>▪ Street-legal, state-licensed vehicle designed to provide <b>temporary</b> sleeping accommodations</li><li>▪ Boats, jet skis, kayaks, canoes, and similar watercraft</li></ul>	<ul style="list-style-type: none"><li>▪ Parked within 20 feet of residence or stored at the rear of house if not visible from public streets nor other King's Deer lots and not a nuisance</li><li>▪ Temporary parking for maximum of 9 consecutive days per month to include Monday-Friday (5 days) bracketed between 2 weekends (4 days)</li><li>▪ Resident has 7 days to cure before the applicable fine is assessed</li><li>▪ Gas or diesel engines, such as power generation to support the RV, may run for up to 1 hour per day</li></ul>

VEHICLE TYPE	DESCRIPTION	PARKING REQUIREMENTS
Other Vehicles	<ul style="list-style-type: none"><li>▪ Non-street legal transportation vehicles or equipment</li><li>▪ Lawn mowers, garden tractors, ATVs, golf carts, side-by-sides, utility trailers, and similar vehicles</li></ul>	<ul style="list-style-type: none"><li>▪ Parked or stored inside a garage or other permanent structure</li><li>▪ May be stored within 20 feet of residence and kept at the rear of house if not visible from public streets nor other King's Deer lots and not a nuisance</li></ul>
Commercial Vehicles with visible commercial markings	<ul style="list-style-type: none"><li>▪ Commercial vehicle parked at a King's Deer property and that has visible commercial markings</li></ul>	<ul style="list-style-type: none"><li>▪ Commercial vehicles with visible commercial markings used by resident are to be parked or stored inside a garage or other permanent structure</li><li>▪ Vehicles used by repair, construction and similar for a resident's property are permitted during the duration of the project</li></ul>

The above is comprehensive but not all-inclusive. Please contact HOA Administration for any questions about specific situations.

### 3. EXTENDED PARKING FOR VISITORS AND OTHER SPECIAL SITUATIONS

The HOA Board understands there are special situations that occur from time to time and the HOA will accommodate requests on a case-by-case basis. This includes extended parking for up to 7 days for a King's Deer resident's guests. The property owner is responsible for any violations resulting from the RV or other vehicle during the duration of the visit. The RV must be in good working and structural condition, and no repairs or maintenance are allowed while it's parked in King's Deer.

Please contact HOA Administration with request specifics prior to the event. Helpful information includes:

- Property owner's name, address and phone number
- Specific location where the RV will be parked on the property
- Start and end dates

### 4. ENFORCEMENT

- As with all covenant restrictions, the Association will enforce the vehicle parking restrictions within a balance of all duties and obligations placed upon the Association's resources.
- One or two passenger vehicles parked outside generally will not result in a notification from the HOA; however, multiple vehicles (three or more) consistently parked outside may prompt a reminder notice being sent to the owner.
- The Association may issue a notice of a violation of the covenant's restriction on vehicle parking (Paragraph 23) or Vehicle and Parking Policy infraction in accordance with the Covenant Enforcement Policy and its associated Fine Schedule.

**5. AMENDMENT.** This policy may be amended by a majority vote of the Board of Directors. Revised policies replace and supersede prior versions.

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This policy replaces and rescinds the ***RV Use Standards (2008)*** and the ***Vehicle Parking Policy (2008)***. Reviewed and approved by the King's Deer HOA Board of Directors on April 21, 2026