

SUNDANCE ESTATES HOMEOWNER'S ASSOCIATION

POLICY #2015-04

SCREENING OF RECREATIONAL VEHICLES/EQUIPMENT

Date: October 1, 2015
Effective Date: October 1, 2015

PURPOSE

1. The purpose of this policy is to clarify the provision of the Sundance Estates Covenants and Restrictions ("Amended and Restated Declaration of Covenants and Restrictions for Sundance Estates Subdivision," or "C&Rs") relating to the storage in Sundance Estates of recreational and similar vehicles. That provision is contained in paragraph (k) of Section 3.3 of the C&Rs, relating to "prohibited uses and activities." That provision reads as follows:

(k) Vehicles. No motor home, recreational vehicle, camper, trailer, boat, motorcycle or similar vehicle or facility; structure or recreational equipment shall be kept, maintained or placed within the subdivision, at any time, unless stored inside a garage or in a screened area approved by the Architectural Control Committee or the Association. A vehicle shall be deemed parked for storage if it is not driven out of or removed from the Subdivision within fifteen (15) days.

BACKGROUND

2. In order to provide guidance to owners and to the Architectural Control Committee (ACC) in its consideration of any issues involving screening of recreational or similar vehicles or equipment, the Board of Directors of the Sundance Estates Homeowners Association hereby adopts this Policy, and a definition of what would constitute an acceptable "screened area" for the storage of such vehicles or equipment.

POLICY & DEFINITION

3. In order to comply with the applicable provision of the C&Rs, any recreational or similar vehicle or equipment kept, maintained, or placed within Sundance Estates must either (i) be stored in a closed garage, or (ii) be kept in an area that has been screened so that the vehicle or equipment itself or any part thereof is not visible from any angle from the street, or from other homes or lots within Sundance Estates.

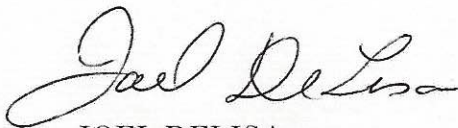
ACC REVIEW PROCESS

4. The adequacy of any proposed screening must be submitted for review and approval by the ACC before the vehicle or equipment is placed or stored within Sundance Estates. The plan and proposal shall include: 1) a plot plan indicating the location on the owner's lot where the recreational vehicle or equipment is to be stored, including the locations and distances from street(s), structures on the owner's lot and neighboring lot boundaries; 2) photographs of the recreational vehicle or equipment and measurements of its dimensions; 3) method or materials proposed for screening; 4) color and dimensions of screening material or method.

5. The owner shall permit the ACC to visit and inspect the proposed storage site as an element of its review and approval process. The decision of the ACC about the adequacy of any proposed screening will be final, unless that decision is appealed to the Board of Directors of the Homeowners Association within ten days of the ACC's decision. In the event of such an appeal, the decision of the Board will be final.

EFFECTIVE DATE

6. This policy shall be effective on October 1, 2015. It will thereafter apply to any recreational or similar vehicle that is not currently being kept in Sundance Estates and that is thereafter brought into, placed or stored in Sundance Estates, and to any current or future homeowner in Sundance who seeks to bring into and keep such vehicles or equipment in Sundance Estates.



JOEL DELISA
Board President