

Stanton Landing POA

Rules and Regulations for Vehicle Parking on Stanton Landing Property Owners Lots and Homesites

February 23, 2023

Background:

Declaration of Covenants, Conditions, Easements, Restrictions, Charges, Liens and Reservations for Stanton Landing Section I, paragraph 3.1.7 Parking Areas, states:

*"No owner of a Homesite or Residence Unit shall park, store or keep any motor vehicle, boat, trailer, recreational vehicle, or other vehicle upon the property except in accordance with **rules and regulations adopted by the Association**. No person shall repair or restore any motor vehicle, boat, trailer, recreational vehicle, or other vehicle upon any portion of the Property or Common Elements except in emergency repair thereto, and then only to the extent necessary to enable movement thereof to a proper facility"*

The Stanton Landing Property Owners Association Board has determined clarification of this requirement is warranted to preserve the intent of paragraph 3.1.7 and to respond to the communities increasingly varied interpretations of this requirement, particularly given the absence of the referenced *"..rules and regulations adopted by the association"*.

This document provides additional clarity and serves as the *"rules and regulations adopted by the association"*.

Policy:

Section 1: This section is written to address the individual elements as specifically worded in paragraph 3.1.7, Parking Areas.

a. Motor Vehicles:

- i. Property Owner's or guest's personal means of conveyance shall be parked on the property owner's driveway or in a garage. This refers to cars, pick-up trucks, SUVs, Vans, motorcycles, etc. Note: Special circumstance requests, such as special needs/handicapped vehicle parking requirements etc. shall be addressed to the Stanton Landing Property Owner Association (SLPOA) Board for accommodation/exception to these requirements.
- ii. Property Owners may repair personal vehicles in their driveway provided any visible repair activity does not exceed one day. i.e., cars on blocks, jacks etc. Repairs exceeding one day, or any restoration activity shall be performed within the confines of the property owner's garage.
- iii. Parking on the roadway or grass bordering the roadways of Gatsey Lane, Waterway Drive, Dolphin Way or Old Stanton Road will not be allowed at any time. Builders and subcontractors may park on the lots of homes under construction but cannot park on the roadways, or grassy areas of adjacent lots.

- iv. Property Owner and/or Guest overflow parking will be allowed in the cul-de-sac and in the pool parking lot for short periods of time (4 day maximum). In the event these areas are insufficient for the number of guests, parking will be allowed for this short duration on the property owners grassy areas. Under no circumstances can a property owner's guests park on another owner's grass or roadway.
- v. Under no circumstances can an unlicensed vehicle be parked or stored on any Stanton Landing Property unless garaged. Long-term storage of any vehicle under a cover is not permitted in any driveway.
- vi. Motor vehicles of any kind cannot be parked or stored on any vacant Stanton Landing Property unless specifically approved by the SLPOA Board.

b. Boats

- i. Under no circumstances can a boat be stored or maintained on any Stanton Landing property at any time if not on a trailer designed for that purpose.
- ii. Boats can only be on an owner's property for cleaning, emergency repairs, and yearly maintenance for a period not to exceed three weeks at any time. If a longer period is needed, due to extraordinary circumstances, the property owner shall contact the SLPOA Board to inform them of the condition and request an extension to the 3-week policy.
- iii. When parked on a Stanton Landing Property, a boat shall be parked in the driveway, not on grass or behind the home.

c. Trailers

- i. "Trailers" refers to any trailer designed for any purpose, typically but not limited to cargo trailers, equipment trailers, ATV trailers, watercraft trailers, yard clean-up trailers, dumpster trailers etc.
- ii. Requirements for boat trailers while transporting a boat are covered under the "Boat" section above. When a boat trailer does not have a boat on-board it will be considered a "Trailer" and comply with the rules of this section.
- iii. No trailer as defined above shall be stored or maintained on any Stanton Landing property for longer than 4 days unless pre-approved by the SLPOA Board for special circumstances. The intent of this requirement is to allow property owners flexibility for items in transit, very temporary use, or for loading and unloading while still maintaining the daily aesthetics of the community.

d. Recreational Vehicles

- i. No motorhomes, fifth wheels, and/or pull behind campers shall be stored or maintained on any Stanton Landing property for longer than 4 days unless pre-approved by the SLPOA Board for special circumstances.
- ii. When parked on a Stanton Landing property, recreational vehicles shall be parked on the property owner's driveway.
- iii. If time extension is pre-approved by the SLPOA Board and if visiting transient guest intend to stay in the vehicle, under no circumstances can a recreational

vehicle be connected to a property sewage line or dump its sewage into any Stanton Landing property sewage system.

e. **Other Vehicles**

- i. No “Other Vehicle” falling outside the descriptions outlined in the sections above may be parked, stored, or maintained on any Stanton Landing property unless pre-approved by the SLPOA Board.

SECTION 2: Exceptions

- a. In keeping with exceptions and precedents established by the Ninth Amendment to the Declaration of Covenants, Conditions, Easements, Restrictions, Charges, Liens and Reservations for Stanton Landing, and due to the significantly larger lot sizes and rear most proximity of these lots to the rest of Stanton Landing, Boats on trailers, Trailers, and Recreational Vehicles as defined above may be parked, stored or maintained on Phase V lots in accordance with the following exceptions and rules.
 - a. Boats on trailers, Trailers, Recreational Vehicles and Other Vehicles must be maintained in a roadworthy condition.
 - b. Boats on trailers, Trailers, and Recreational Vehicles and Other Vehicles shall be parked behind the rear house line.
 - c. No more than three such Boat on Trailer, Trailer, Recreational Vehicle, or Other Vehicles shall be on the property at one time and no more than one shall be visible from Old Stanton Road when viewed from in front of the residence.
 - d. Grass around and under all Boats on trailers, Trailers, and Recreational Vehicles and Other Vehicles shall be maintained with the same frequency as the rest of the property.
 - e. All Boats on trailers, Trailers, Recreational Vehicles and Other Vehicles and Phase V property owners shall adhere to all other parking requirements and conditions outlined in **SECTION 1**.