



July 30, 2019

EVPOA Proposed Update to Rules & Regulations: Commercial Vehicles

The EagleVail Declaration of Covenants, the Amended Articles of Incorporation and the Bylaws indicate the EVPOA board has authority to adopt rules and regulations. Adopted in 2011 CCIOA Policy and Procedure for Adoption and Amendment of Policies, Procedures and Rules state a process of notice and public comment should commence.

EVPOA Member Notice & Comment:

This serves as a 30-day notice or more via first class mail of the proposed updated rules and regulations. There is an opportunity for Property Owner comment. Please feel free to direct comments to our management team at amy@boldsolutions.net.

Background:

The current Declaration of Covenants (Amended and Restated 1992) that can be found at <https://eaglevail-poa.com/governing-documents> include ARTICLE VI, Section 10 found on page 11.

This Standing Section Reads:

Section 10. Restrictions on Parking and Storage. No Lot, streets, private streets, drives, or parking areas, unless specifically designated by the Association, shall be used as a parking, storage, display, or accommodation area for ***any type of commercial vehicle***, house trailer, camping trailer, boat trailer, hauling trailer, boat or accessories thereto, ***truck larger than a 3/4-ton pickup truck***, or any type of motor home except as a temporary expedience for loading, delivery, emergency, etc. (however, this restriction shall not restrict trucks or other commercial vehicles within the Properties which are necessary for the construction of structures), ***unless the same shall be stored, parked, or maintained wholly within a Garage area*** of a Dwelling Unit or building with the Garage door in a closed position. Notwithstanding the above, an Owner may store a boat or camper on a Lot, provided it is kept on a driveway, in a Garage, or other area approved by the committee.

Issue:

For many years, EVPOA covenant compliance activity looked past potential commercial vehicles that had little evidence of Commercial Vehicle appearances. This proposed rule supports that compliance activity with further clarity. This does not change the Declaration of Covenants but is added to the supporting Rules and Regulations.

The Proposed Rule Considered for Adoption:

6. Commercial Vehicles: Refer to Article VI, Section 10 of the Declaration of Covenants. The following described vehicles shall be prohibited from parking at any time in the Eagle Vail community except when picking up or delivering passengers or merchandise or during the performance of work or services at a work site location. No Lot, streets, private streets, drives or parking areas, shall be used as a parking, storage, display, or accommodation area for any type of commercial vehicle or accessories thereto except as a temporary expedience for loading, delivery or emergency unless these trucks or commercial vehicles shall be stored, parked or maintained wholly within a garage area of a dwelling unit or building with the garage door in a closed position:

A. Commercial Vehicles. Any commercial vehicle, including the following:

1. Any vehicle in which the driver is ordinarily hired for transport, including, but not limited to taxis and limousines with commercial markings.
2. Any vehicle with uncovered exterior logos, signs, letters, numbers, advertising, or irregular and distinct coloring which creates the appearance of a commercial vehicle, or
3. Any unmarked vehicle with **extensive** commercial paraphernalia or equipment attached, strapped, or affixed to the exterior of the vehicle, including, but not limited to, storage containers, racks, ladders, pipes; or
4. Any unmarked vehicle with an **excessive** amount of commercial equipment or supplies within the interior of the vehicle which is in obvious plain view from another parking space or from the street, including, but not limited to, pesticide, paint buckets, propane tanks, cabling, uncovered or unsecured tools or other supplies.
5. Police cars or other cars which are owned by or contain the logo of a County emergency service provider shall not be considered a commercial vehicle under this definition.
6. The slightest commercial markings may be permitted.
 Definition: adjective, slight-er, slight-est.
 - a. small in amount, degree, etc.: - a slight increase; a slight incline
 - b. e.g. a small, single marking. A CDOT number; an Uber or Lyft tag without other markings.
7. Notwithstanding the above, the presence of limited signage indicating a logo, business name and telephone number will not in and of itself cause such vehicle to be classified as a Commercial Vehicle; however, a vehicle that is also painted and decorated so as to advertise and promote a commercial business or products is a "Commercial Vehicle" including full commercial vehicle wrap options.

Please direct EVPOA Property Owner Comment to amy@boldsolutions.net

EVPOA Proposed Update to Rules & Regulations: Sprinter-type, Class B Conversion Vans

The EVPOA has also considered permissions for new and popular "Sprinter" like, Class B Conversion Vans for personal use only as you may have seen from Dodge, Mercedes Benz and others. Given their popularity, minimal brand markings and multi-use features, the Board is considering permissions with parameters as to size and height restrictions as well as personal use and not permitted for living space while parked in EagleVail.

In the section in the Rules and Regulations that references: Campers, House Trailers, Camping Trailers, Motor Homes and Toppers and supporting definitions, the following additions are being considered:

1. An owner may have a Class B Conversion Van (e.g. passenger/cargo van) used strictly for personal use and not used for commercial use. i.e.: Sprinter Van, Dodge ProMaster, Ford Transit, etc.
 - a. Such Sprinter-type or conversion vans cannot be used as living quarters or camping when on-

- site in EagleVail. Windows should be with drawn-open window coverings for this reason.
 - b. Conversion Vans that have been permitted for passenger service are considered to be “Commercial Vehicles” and prohibited.
 - c. No more than one such vehicle shall be permitted
2. Size Limitations: (Only “Standard” or “Regular” size are accommodated)
- a. Must be no wider or longer than large truck (6’-7” wide, 20 ft long max) and no higher than 9’ (no part of vehicle or accessory/attachment shall be taller than height limit)
 - b. Must not be longer than 20’ (Standard parking space 8’ W x 20’ L). Most Long Bed or 24’ models would not be permitted.
 - c. Must not be taller than 9’ and cannot have a rooftop air conditioning unit, storage container or exterior awning.
 - d. Must maintain minimal graphics

FYI: For Reference Material on Size Limitations

<http://www.dimensionsinfo.com/dimensions-of-a-parking-space/>

<https://sportsmobile.com/van-dimensions/> (Models highlighted in yellow would exceed limits)

RB (Regular Body Van) • EB (Extended Body Van) • LB (Long Body Van) • The van manufacturer's names may be different 2/1/16

VAN	WB	Exterior	Interior	Conv. Length	Exterior Height			Interior Height			
		Length	Length	OAL	Low Roof	Med Roof	High Roof	Low Roof	Med Roof	High Roof	
Sprinter	RB	144"	19'4"	123+5"	128"	94"		108"	5'4"		6'3"
Pro Master	RB	136	17'9	106+6	112	90		100	5'4		6'2
Transit	RB	130	18'4	106+7	113	84	101"	110	4'	5'11"	6'5
Ford	RB	135	17'8	111	120	83			4'		
Chevy	RB	135	18'3	110	121	85			4'		
Dimensions with Penthouse Top (low roof vans)											
Sprinter	EB	170	22'9	165+5	170	Exterior Van Height			Interior Height		
Pro Master	EB	159	19'8	126+6	132	Sprinter 8'3"			Sprinter Top down 5'10" Up 8'		
Transit	EB	148	19'8	122+7	129	ProMaster 8'3"			ProMaster 6' 8'		
Ford	EB	135	19'4	131	140	Transit 7'4"			Transit 5'3" 7'		
Chevy	EB	155	19'11	132	141						
Sprinter	LB	170	24'	180+5	185	These Options will add to Van Height					
Pro Master	LB	159	22'2	140+6	146	• Roof A/C 10" • Attic Fan 2" • Solar Panels 2" • Awning 5"					
Transit	LB	148	20'9	151+7	158						
All dimensions are approximate.											

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EVPOA Proposed Update to Rules & Regulations: Election Signs

Most all Colorado Elections are now via mail-in ballot today, so “Election Day” is now earlier and more dynamic than it once was. For this reason, The EVPOA has voted to permit Election signs from 30 days in advance of the day election ballots are to be mailed. This notice and option for member comment will allow the board to be open to such a change with the feedback of the community.