

Sterling Manor Owners Association

Policy Statement Defining Commercial Vehicle

The general provisions of Articles IV and V of the Covenants, Conditions and Restrictions of the Sterling Manor Owners Association grant the Board of Directors authority to make and enforce standards and restrictions governing the use of Units and Common Area. It is the policy of the Board of the Sterling Manor Owners Association that for purposes of our Covenants, Conditions and Restrictions at ARTICLE V SECTION 4, Parking and Garages, the term "Commercial Vehicle" shall have the meaning as set forth and incorporated herein.

ARTICLE V SECTION 4, Parking and Garages. Owners shall park only in their garages or in the driveways serving their Units or appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. All commercial vehicles, tractors, mobile homes, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers must be parked entirely within a garage. For purposes of this Section, the term "commercial vehicle" is an automobile, truck, van, or other vehicle with business advertising, trade dress (e.g., color, color pattern, or logo used to advertise businesses); or having racks for materials or equipment, carrying visible tools, or having a principal use in commerce. Specifically excluded from this term are station wagons, Sports Utility Vehicles, "Crossovers," pickup trucks up to medium duty ratings ($\frac{3}{4}$ ton capacity or less), and vans with a seating capacity of 8 or fewer, so long as none of the foregoing have business advertising, trade dress, visible tools, or equipment racks. Law enforcement and government vehicles, despite markings, are not considered commercial vehicles for purposes of this Section. The term "business advertising" in this section does not include "spirit" logos (e.g., for sports teams or non-business functions), license plate frames, front license plates, or vehicle dealership markings that are not associated with the trade or occupation of the owner or operator of the vehicle. "Business advertising" also does not include the manufacturer-installed vehicle brand name, nameplate, logo, or dealer-installed devices, nor does it include parking passes, or front license plates with vehicle manufacturer names or logos. All box trucks, panel trucks, flatbed trucks with either open or sided (gated) beds, or trucks with dump beds will be considered a commercial vehicle for this purpose. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed.

Adopted this 18th day of May, 2021.

For the Board



A. Michael Gibson
President