



GREEN SPRINGS PATIO HOMES

Clarification of Vehicle & Trailer Restrictions

Purpose:

The purpose of this policy is to provide a clear and consistent interpretation of the term “kept” as used in the Association’s Covenants, specifically in relation to vehicles and trailers that are prohibited from being stored or regularly parked on residential lots. This clarification supports fair enforcement and helps maintain the aesthetic and functional standards of the community. It also addresses a common source of confusion among homeowners regarding the temporary presence of items such as campers, trailers, and commercial vehicles.

Background:

Section of the Green Springs Patio Homes Covenants states:

“No inoperative vehicles, school buses, campers, commercial vehicles or mobile homes shall be kept on premises.”

While trailers are not explicitly listed, they are commonly associated with commercial use, campers, boats, and mobile homes. Therefore, in alignment with the original intent of the restriction, the Board is issuing this clarification to include trailers in the list of restricted items and to define the term “kept” for enforcement purposes.

Policy Clarification – Definition of “Kept”:

For the purposes of enforcing this restriction, the term “kept” shall mean:

Stored, habitually parked, or left on the property for more than 48 hours total within any 7-day period.

This includes being parked in driveways, yards, side lots, or any other portion of the exposed Lot or Common Area.

Restricted Items:

The following vehicles and equipment shall not be kept on premises:

- Inoperative vehicles
- School buses
- Campers and RVs
- Commercial vehicles (as defined by the GSPH Commercial Vehicle Regulations)
- Mobile homes
- Trailers of any type (including but not limited to boat trailers, equipment trailers, enclosed trailers, and utility trailers)

Permitted Short-Term Presence for Practical Use:

The Board recognizes that residents may occasionally need to bring restricted vehicles or trailers onto their property for short-term purposes. Therefore, the temporary presence of such items is allowed under the following conditions:

- The vehicle or trailer is present for active loading, unloading, cleaning, or maintenance, and
- It is not present for more than 48 hours total within any 7-day period, and

Use exceeding these limits shall be considered a violation and may result in enforcement action.

Authority:

This clarification is issued under the Board's authority to interpret and enforce the Association's governing documents pursuant to Article VI, Section 5. It does not amend the governing documents but ensures consistent application of existing restrictions.