

Rules & Regulations

3.090.1 - Recreational Vehicles

I. Introduction

The residential nature of the neighborhoods and the appearance thereof was important to the founders of Fairwood Greens Homeowners' Association (FGHA). Article IX, Sections 1,4, and 5 of the Fairwood Greens Homeowners' Association CC&R prohibit homeowner conduct that is or may become an annoyance or nuisance to those neighborhoods. The prolonged presence of an RV is both unattractive and undesirable. This regulation was adopted to prevent the prolonged presence of such vehicles, and is intended to protect the value of all FGHA properties.

The prolonged presence of an RV in the neighborhood has been determined to be both unattractive and undesirable. This regulation is adopted to prevent the prolonged presence of RVs from becoming an unattractive annoyance or nuisance to the neighborhood, and to require approved screening if long-term storage is proposed.

An RV shall be defined to mean any trailer (whether for boats, camping or any other use), travel trailer, bus, motorhome or camper, all-terrain vehicle with more than two wheels, as well as snowmobiles, jet skis and boats, and all other equipment with the primary purpose of transporting or holding people which are typically considered to be for personal recreational use, as opposed to daily or routine family transportation or similar use. Motorcycles and golf carts are *not* included in this definition. This regulation does not apply to open or enclosed utility trailers, which are considered commercial vehicles.

The homeowner is responsible for all that occurs on their property, whether by tenant, guest, or other occupants. This document is sole authority for fines and the timing thereof.

II. Rule

A. Prohibited RV Activity:

1. An RV in excess of 6,000 pounds gross weight shall not be kept, parked, stored, dismantled or repaired outside on any lot or street within the neighborhood.
2. An RV shall not be stored inside a building or structure larger than a garage or carport designed for three standard size passenger automobiles.
3. An RV shall not be used as a temporary or permanent residence.

B. Allowed RV Activity:

1. Loading, Unloading, Cleaning and Refurbishment: Homeowners may have up to 48 hours to load, unload, clean and refurbish an RV on or adjacent to their property. A request for extension **MAY BE** available upon approval by FGHA Board or the Property Maintenance Committee (see below).
2. A request for extension from the 48 hours must be received by FGHA no less than seven (7) calendar days prior to the arrival of the RV (email or USPS) and must contain the following information:
 - a) Name and address of the homeowner.
 - b) Both the arrival date and departure date of the RV.
 - c) Year, make, model, and license plate number of the RV.
 - d) RV owner's name and address.

III. Fines

Failure of a homeowner to comply with this regulation is a violation/infraction of this rule and shall result in fines as may be assessed as described below. A single violation shall include immediate and subsequent consecutive days of noncompliance.

- 1) First occurrence: notice/warning letter, no fine
- 2) Second occurrence: \$50/day
- 3) Repetitive/Chronic Offenders: \$150/day until rectified
- 4) In addition to fines, the Association may seek legal action against the homeowner in violation of this regulation, including without limitation towing and storage of the commercial vehicle at homeowner's expense. Fines may continue to be assessed until the property is brought into compliance, even while legal action ongoing. All attorneys' fees and costs incurred by the Association in the enforcement of this Rule & Regulation shall be paid by the offending homeowner.

IV. Repetitive/Chronic Offenders

When conduct, acts or omissions by a homeowner violate governing documents including those within this regulation occur repeatedly over time, a homeowner shall be deemed a "repetitive" or "chronic offender." Three (3) recreational vehicle violations that occur within any twelve (12) month period shall result in designation as a "Repetitive/Chronic Offender".

V. Collection of Fines

The Association will bill the violating homeowner the applicable fines at such time and for such periods as the Association considers reasonable. All fines imposed by the Association upon a homeowner which remain unpaid for 60 days shall automatically constitute a lien on the lot and all its improvements, and may be handled and foreclosed upon in the same fashion as if it were a lien for unpaid assessments under the Association's governing documents and the laws of the State of Washington. The Association may file a formal lien with King County in order to further protect its interests regarding the unpaid fine(s). The amount of the lien shall include interest, and all costs and expenses, including attorney fees, incurred by the Association in the imposition and collection of such unpaid fine(s).

VI. Rule Enforceability

If any portion of this rule is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of the rule.

END OF SECTION

Originally dated and adopted by the Board of Trustees the 22nd day of May 2012.
Revised: March 28, 2023