

PALMER LAKE BEACH CLUB (PLBC)

POLICY

Clarification of Rules Regarding Living in RV's and Non-Approved, Non-Permanent Structures/Circumstances in PLBC

2021-07-26

There has been questions and concerns about living in recreational vehicles and non-approved, non-permanent dwellings/circumstances. As detailed in Article II of the Declaration of Restrictions, Covenants, Conditions, and Easements for the Plat of Palmer Lake, there are specific Building Restrictions that apply to PLBC. A copy of this Declaration, which was adopted in 1971 can be downloaded from the PLBC Website, under "The HOA" tab. The Bylaws of PLBC can also be downloaded from the section.

In reviewing the Declaration and Bylaws, here is the current restrictions in summary:

1. Living in an RV on a PLBC lot is limited to a maximum of 9 months of time, during which approved construction of a permanent dwelling.
2. There is no allowance for living in any other type of dwelling/quarters other than the limited period of time for an RV, and a permanent dwelling approved by PLBC. This means (for example but not limited to) living in a tent, camping on the ground or vehicle is not allowed under any circumstances.

It should be also noted that Pierce County limits living in an RV to no more than 180 days per 12-month period. Because Pierce County limits this period, we must follow the law in this limitation, and the Board therefore limits item 1 above to a maximum of 6 months to comply.

During the 2021-07-22 Board Meeting, the Board contemplated the issue, to determine if the Board should provide a blanket deviation to the rules of the Declaration and Bylaws. After discussion, the Board declined to deviate.

Based on this, the Board desires to clarify the rules as follows:

1. Living in an RV is expressly prohibited except during a period not to exceed 6 months during the construction of a PLBC approved dwelling of permanent construction.
2. Living in a Tent, vehicle, open ground, garage, shed or any other form of residence other than an RV as noted 1 directly above or an approved dwelling of permanent construction is prohibited.
3. Nothing limits the storage of an unoccupied RV on a PLBC lot, in accordance with PLBC policies, Declaration and Bylaws.
4. Violations of these rules may result in compliance actions. Please see the compliance policies on the website.

The Board clarified these rules in part to ensure squatting, unsanitary and other unsafe conditions are not allowed to exist in PLBC. Please address any questions you may have to contact@palmerlakebeachclub.com. Please visit www.palmerlakebeachclub for reference documents.

Adopted by Email Board Approval 7-26-21