

**LAKELAND VILLAGE COMMUNITY CLUB  
RESOLUTION NO 23**

**TRAVEL TRAILERS, RECREATIONAL VEHICLES,  
TRAILERS, TRUCKS, CAMPERS, MOBILE HOMES,  
BOATS, SIMILAR VEHICLES - STORAGE AND  
PLACEMENT ON LOTS**

**I. Introduction and Circumstances**

**A. Issue.** LakeLand Village is a residential homeowners' association located in Mason County, Washington. LakeLand Village is governed by the LakeLand Village Community Club Board of Directors, which also acts as the Architectural Control Committee. For the purposes of this Resolution, certain actions are specified to be taken by the Architectural Control Committee, which in turn refers to the Board of Directors.

LakeLand Village has fourteen residential areas, each subject to its corresponding declaration of restrictive covenants. Provisions in these restrictive covenants regarding travel trailers, recreational vehicles, trailers, trucks, campers, mobile homes, boats, and similar vehicles, vary. These provisions are as set forth below. Provisions for Divisions 1,2,3,4,5,6, and 7 are directive and do not directly include provision for supplemental regulations by the Architectural Control Committee; provisions for Divisions 8,9,10,11,11A,12, and 12-2 are also directive, but they provide for supplemental rules and/or regulations by the Architectural Control Committee. Regardless of the language of the applicable restrictive covenants, the Board of Directors has the authority and the responsibility, through statutory and governing document provisions, to undertake the work of administering the association in matters such as this.

The LakeLand Village Board of Directors wants to provide a clear rule about the storage and placement of such vehicles and related items for the benefit of the association and the guidance of members.

**B. Covenant Provisions.** The covenant language for LakeLand Village Divisions is as follows:

1. Divisions 1, 2, 3, 4, / 5, and 6:

Travel trailers may be used for limited *vacations/vacationing* and holidays, but shall not be permanently placed on the lots.

2. Division 7:

The parking/storage of a recreational vehicle upon any property with a permanent dwelling shall be allowed if placed as inconspicuously as possible and not inhabited for extended periods of time.

3. Divisions 8, 9, and 10:

No trailer of any sort, truck, camper, mobile home or boat shall be kept or permitted to be kept on any lot, unless housed within an enclosed garage or screened from view from streets, common areas, or other lots in a manner approved by the Architectural Control Committee, provided, travel trailers may be temporarily placed upon lots for limited vacationing or holidays subject to regulations of the Architectural Control Committee.

4. Divisions 11 and 11A:

No trailer of any sort, truck, camper, motor home, boat, recreation vehicle, or any other similar vehicles, or tent shall be kept or permitted to be kept on any lot, unless housed within an enclosed garage. Travel trailers, recreation vehicles may be temporarily placed upon lots for limited vacationing or holidays subject to rules and regulations established by the Architectural Control Committee.

5. Divisions 12 and 12-2:

No trailer of any sort, truck (larger than one ton g.v.w.), camper, motor home, boat, recreation vehicle, or any other similar vehicles, or tent shall be kept or permitted to be kept on any lot, unless housed within an enclosed garage. Travel trailers or recreation vehicles may be temporarily placed upon lots for limited vacationing or holidays subject to rules and regulations established by the Architectural Control Committee.

**D. Previous Resolutions.** Resolution No. 1 of LakeLand Village Community Club, Amendment 1, was enacted in 1999, and it applies to Divisions 1-7. It clarifies that recreational vehicles may be parked or stored on a lot where there is a permanent dwelling within those Divisions.

Resolution No. 2 of LakeLand Village Community Club, Amendment 1, was enacted in 1999, and it applies to Divisions 8 through 11A (it was enacted prior to the establishment of Divisions 12 and 12-2). It clarified the

meaning of the word, "truck" in the covenants for those Divisions to thereafter mean, "a truck larger than a one-ton gross vehicle weight pickup." This makes "truck" essentially identical to the covenant language in Divisions 12 and 12-2. It clarified the meaning of the terms, "camper" and motor home" in the covenants for Divisions 8 through 11A to thereafter mean,

all vehicles and attachments to vehicles used primarily for recreation and will encompass all vehicles that are normally construed to be recreational vehicles (RV's) to include travel trailers (including pop-up camper trailers), fifth-wheel trailers, truck campers designed to fit on the back of a pickup truck (excluding plain shells), and motor homes. Motor homes shall include any RV built on a motor vehicle chassis. The smaller conversion vans (such as Chrysler, Ford, General Motors, Volkswagen, Toyota, and similar vehicles) if not appearing to be a motor home and if used primarily as a passenger vehicle and not primarily for recreation, shall not be included as vehicles restricted under said covenants.

**E. Authorities.** By statute, and by provision of the Association governing documents, the Board of Directors is responsible for the administration of the LakeLand Village Community Club. Under these circumstances, the Board acts in all instances on behalf of the association, RCW 64.38.025(1); and manages its affairs, RCW 24.03.095. This includes creating, and when appropriate, amending rules and regulations supplementing covenant provisions regarding travel trailers, recreational vehicles, trailers, trucks, campers, mobile homes, boats, and similar vehicles.

**F. Process.** Because of the recurring nature of concerns about the covenant language about these matters, and the violations of the same, the Board has undertaken a process to determine the most appropriate terms to provide in a resolution regarding the same. This process has included a questionnaire, with 90 written responses, and an additional approximately 12 verbal responses; and an informal town meeting with approximately 50 members in attendance. Based on the results of this process, the Board determines that the following rules and regulations should be adopted by this Resolution regarding matters involving rules and regulations supplementing covenant provisions as they apply to Divisions 8,9,10,11,11A,12 and 12-2, regarding travel trailers, recreational vehicles, trailers, trucks, campers, mobile homes, boats, and similar vehicles.

## **II. Resolution**

The Board of Directors of LakeLand Village Community Club resolves as follows:

Pursuant to the requirement to establish rules and regulations regarding placement and storage (together, "placement") of travel trailers, recreational vehicles, trailers, trucks, campers, mobile homes, boats, and similar vehicles (collectively, "vehicle(s)") in Divisions 8,9,10,11,11A,12 and 12-2, the following rules and regulations shall apply:

A. Such vehicles may be placed where they are shielded from view as approved by the Architectural Control Committee, or fully enclosed in a garage;

B. Such vehicles may also be temporarily placed by their owner, or the owner of any lot as to such vehicles owned by his or her or their guest or guests, for a total of four days in any seven consecutive day period; provided, that no vehicle or vehicles, either singularly or in any combination, may be placed for more than four days in any seven consecutive day period.

C. Section B above only applies to allow storage of such vehicles on one lot at one time, and any one owner may only apply this exception to one lot within any seven day period, so that an owner of two lots may not simply move any such vehicles from one lot to another to circumvent the intent of this regulation;

D. Upon proper application on an approved form, the Architectural Control Committee may in its sole discretion allow, by written permit, an Extended Parking Permit for, for example, maintenance, more lengthy family visits, and other compelling reasons, for up to a maximum of fourteen total days per approved permit. This Extended Parking Permit may be used by any one member no more than three times per calendar year, but each use must be separated by no less than fourteen days. All Extended Parking Permits must be displayed in a prominent location and visible at all times on the vehicle subject to the permit.

E. In addition, the Architectural Control Committee shall have the right to vary from these restrictions when in its sole discretion it deems it reasonable and necessary to do so based on particular circumstances of hardship to a member.

### **III. Amendments**

This Resolution, and all Resolutions of the Board of Directors, may be amended at such time and in such manner as the Board determines in its sole discretion.

We certify that the above Resolution No. 23, **Travel Trailers, Recreational Vehicles, Trailers, Trucks, Campers, Mobile Homes, Boats, Similar Vehicles - Storage and Placement on Lots**, was duly adopted by the Board of Directors on the 23 day of February, 2016.

*Original Signed by* \_\_\_\_\_  
Richard Caron  
President, Board of Directors

*Original Signed by* \_\_\_\_\_  
Teri Camus  
Secretary, Board of Directors