

HOMES ASSOCIATION OF CEDAR HILLS

**BOARD OF DIRECTORS RESOLUTION
LARGE PASSENGER VAN PARKING POLICY**

A. The Homes Association of Cedar Hills (“Association”) Board of Directors (“Board”) is charged with enforcing the provisions of the Restated Declaration of Restrictions of Homes Association of Cedar Hills recorded on June 9, 2015, in the Washington County, Oregon Deed Records as Instrument No. 2015-045339, as amended from time to time (“Declaration”); the Bylaws of Homes Association of Cedar Hills, as amended from time to time (“Bylaws”); the Articles of Incorporation; and Board resolutions (collectively “Governing Documents”).

B. Under the Declaration residents are required to abide by the restrictions set forth in the Governing Documents. Article IV, Section 4 of the Bylaws permit the Board to conduct, manage, and control the affairs and business of the Association and to adopt rules and regulations concerning the operation of the Property and its Building Sites.

C. Article III, Section (d) of the Declaration prohibits noxious or offensive activities upon the Property and states in part:

(d) No noxious or offensive activity shall be carried on or upon the Property, or on the public streets or rights of way within or adjacent to property subject to the restrictions enforced by the Association, nor shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood or detract from its value as a high-class residential district. . .

D. Article III, Section (h) of the Declaration limits the kinds of vehicles that may be parked on the Property:

(h)(1) No vehicle, or attachment thereto, principally designed, used, or marked for commercial purposes or designed or used for sleeping purposes, and no pickup or other truck, trailer, camper, coach, canopy, tent, Boat, tractor, riding lawn mower or inoperable vehicle (including any vehicle which is not currently registered with the Department of Motor Vehicles), shall be parked, placed, erected, maintained or constructed on any Lot for any purpose except:

(A) any of the vehicles or objects enumerated above may be parked or stored completely within a fully-enclosed structure so long as it is not used for living purposes;

(B) any of the vehicles or objects enumerated above may be placed or parked on the Property on a temporary basis to the extent authorized in writing by the Board of Directors;

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(D) pickup trucks, together with any cover over or attachment thereto, which (i) are not principally designed, used, or marked for commercial purposes, (ii) are rated one ton or less, (iii) have a maximum of six wheels, (iv) do not exceed 85 inches in height from the ground, and (v) are not used for living purposes on the Property, are not restricted by this subsection.

(2) Any vehicle which is not restricted by subsection (1) of this subparagraph (h) and not otherwise prohibited, may, if well maintained, be placed, parked or maintained on the Property only:

- (A) in a fully-enclosed structure,
- (B) in a carport,
- (C) on an approved driveway, or
- (D) in any other location which has been approved in writing by the Board.

(3) As used in this subparagraph (h), the words "for commercial purposes" mean for purposes of any business, government, or non-profit organization. However, upon request with respect to any particular vehicle, the Board shall have authority to permit a vehicle that is principally designed, used, or marked for purposes of a government or nonprofit organization, but which otherwise complies with the restrictions imposed by this subparagraph (h), to be parked upon a Lot upon such terms and conditions as the Board may impose with respect to such vehicle if the Board determines that granting such permission for that vehicle will reasonably assist the government or non-profit organization or its agent or employee and does not unreasonably adversely affect the Association.

F. To clarify the intent of the Declaration as to the parking of large passenger vans and to maintain property values, and under the authority of Article IV, Section 4 of the Bylaws, the Board wishes to clarify the intent and meaning of the Declaration and to establish large passenger van parking rules and procedures for the benefit of the community.

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NOW, THEREFORE, IT IS RESOLVED:

1. **Definition of Large Passenger Van.** A “Large Passenger Van” is a vehicle that is not used for commercial or sleeping purposes and does not have equipment or tool storage boxes (external or internal), equipment racks, roof-access ladders, or external air conditioning units. In addition, a “Large Passenger Van” must satisfy the following characteristics:

- a. Is shaped like a typical passenger van and not a bus or a coach;
- b. Has multiple horizontal rows of seats equipped with seatbelts;
- c. Has no external sources of power or water removal;
- d. Has windows on all four sides that are not painted or otherwise covered;
- e. Is no taller than 9.5 feet (114 inches);
- f. Is no longer than 20 feet (240 inches); and
- g. Is no wider than 7 feet (84 inches)

2. **Large Passenger Van Parking.** Large Passenger Vans must be parked on the member’s Lot and on an approved parking surface consistent with the requirements of Article V of the Declaration. Large Passenger Vans must not extend beyond the parking surface over or onto a sidewalk or street or in any way impede foot traffic. Large Passenger Vans must not be parked on the street.

3. **Temporary Exception.** If a member submits a request to the Association in advance of parking a vehicle that does not satisfy the conditions of this Resolution or the Declaration, the Board may approve the issuance of a revokable, temporary permit. But the Board may not approve a temporary exception to a member or a member’s Lot more than two times per calendar year.

4. **Parking Violations and Fines.** Parking violations are subject to fines and any other remedy permitted under Article VIII, Section (f) and Article X of the Declaration. These remedies are not exclusive and may be applied in conjunction with one another.

This Resolution was adopted by the Board of Directors on April 13, 2021, and shall be effective the day of posting this Resolution on the Association’s website.

Chris Musolf
Secretary, Homes Association of Cedar Hills