

# **PROPERTY MAINTENANCE RESOLUTION**

## **(1) PURPOSE**

In order to protect the health, safety and welfare of the residents of Dutch Hollow Lake, to maintain the desirability, amenities and property values of Dutch Hollow Lake, and to protect and enhance the natural beauty of Dutch Hollow Lake in furtherance of the foregoing objectives, the following property maintenance resolution is hereby established for all properties at Dutch Hollow Lake.

*In the event that a dispute arises as to the interpretation of any of the following terms within the context of any particular matter that may be affected by this resolution, the property owner may submit the particular matter directly to the Board of Directors of the Dutch Hollow Lake Property Owners Association for review and final determination.*

## **(2) GENERAL MAINTENANCE**

Every property owner of Dutch Hollow Lake shall maintain their property in compliance with the following general guidelines:

- (a) The exterior of every structure shall be maintained generally free of broken glass, loose shingles, excessive paint peeling, crumbling stone, stucco or brick, loose boards or any other such conditions reflective of deterioration or inadequate and/or deferred maintenance.
- (b) Lots shall be kept clean and free from any unsightly accumulation of debris, cut brush or refuse.
- (c) All non-paved yard areas shall be maintained in grass, other vegetative groundcover, or trees and shrubs. Such groundcover, trees and shrubs shall be kept maintained, and all yard areas that consist of grass lawn shall be maintained continually in a neat and groomed manner.

Nothing in this resolution shall be construed so as to affect the change or require the change of any natural forested areas, greenways and/or shoreline areas throughout Dutch Hollow Lake.

## **(3) OUTDOOR STORAGE OF VEHICLES, EQUIPMENT, AND OTHER MATERIALS**

For purposes of this section, the following terms shall be generally defined as follows:

### **CATEGORY 1:**

Category 1 shall mean commercial vehicles other than automobiles, commercial equipment, and any other vehicles or equipment of a similar nature.

“Commercial vehicle” means any vehicle or trailer owned or used by any resident of Dutch Hollow Lake for any commercial purpose whose vehicle is designed, used and maintained for the transportation of persons and/or property for hire, compensation, profit, or in the furtherance of any commercial enterprise.

*Outdoor storage or outdoor parking of Category 1 items shall be prohibited at all times.*

### **CATEGORY 2:**

Category 2 shall mean automobiles, trucks, tractors, lawn care equipment, trailers, and/or any other vehicles or equipment of a similar nature that are not in regular use, or

The terms “not in regular use” and “under repair” are to be interpreted in their ordinary sense, and are not limited to a specific period of time. However, vehicles or equipment of a similar nature shall be conclusively presumed to be “not in regular use” or “under repair” for purposes of this definition if they are not either (1) driven away, (2) towed, or (3) pushed from the property on which they are located at least once in any 30 day period.

Outdoor storage and/or outdoor parking of any unlicensed, unregistered, inoperable, dismantled, wrecked or junk vehicle(s) or equipment is expressly prohibited.

***Outdoor storage or outdoor parking of Category 2 items shall be prohibited at all times.***

### **CATEGORY 3:**

Category 3 shall mean recreational vehicles, recreational equipment such as piers, lifts, rafts; boats, jet skis, and any other water-related vehicles; motorcycles, snowmobiles, golf carts, all-terrain vehicles, four-wheel drive off-road vehicles, and any other vehicles or equipment of a similar nature.

“Recreational vehicle” shall mean a vehicle or piece of equipment that can be towed, hauled, carried or driven, or that is designed to be transported on a highway and used as a temporary living accommodation for recreational camping and travel use, including, but not limited to, travel trailers, truck campers, tent trailers, camping trailers, and self-propelled motor homes.

***Outdoor storage or outdoor parking of Category 3 items shall be prohibited at all times EXCEPT that outdoor storage or outdoor parking of such items is allowed if all of the following conditions are met:***

- The item must be located on a property owners property;
- All such items shall be neatly arranged;
- All such items shall be placed in such a way as to minimize visual obstruction from adjacent properties.

### **CATEGORY 4:**

Category 4 shall mean all other equipment and unsightly materials that are plainly visible and not specifically addressed in Categories 1, 2, or 3.

“Plainly visible” shall mean that something is readily seen at or beyond the boundaries of the property on which it is located, from a location where persons are normally or occasionally present (including, but not limited to, any point on Dutch Hollow Lake), provided the following apply:

- It is not difficult to see;
- It is readily noticeable to an ordinary observant person;
- It is obvious to the eye;
- It tends to attract attention by reason of size, brilliance, contrast, color, or location.

***Outdoor storage or outdoor parking of Category 4 items shall be prohibited at all times.***