

## ARTICLE VII Vehicles and Parking

**7.2 (a) Parking in Carports and Guest Parking Spaces.** Each Unit has been assigned one ~~covered~~ parking space in the carports as set forth in Article 10.1 hereof. Only private noncommercial passenger vehicles may be parked in the covered parking spaces and guest parking spaces. This includes cars, SUVs, vans and pickup trucks.

Carports will accommodate a motor vehicle 210 inches in length and 80 inches in width. Vehicles parked in the carports must not encroach on an adjacent parking space and must not extend over the sidewalk or extend more than 6 inches beyond the roadside pillar.

Trucks larger than 210 x 80 inches have two options. First, they may park in guest parking spaces if they will not impede the flow of traffic within the complex.

Second, they may park in the Oversize Vehicle Parking Area. Trucks (including any type of pick-up truck), trailers Trailers of any type, recreational vehicles, motor homes, campers, boats, vans (except standard size vans used as everyday passenger vehicles), and bicycles shall not be parked in covered parking spaces or guest parking spaces. Any vehicle which cannot be parked in a covered parking space or guest parking space without encroaching on an adjacent space must be parked in the oversize vehicle parking area within Phase 15 of the Condominium, as depicted on the Condominium Plat. Owner, tenant or guest vehicles, including motorcycles, and vehicles with lifted bodies, dual tires, or altered exhaust or noise systems are not permitted on the property.

The occupants of each Unit shall park no more than one motor vehicle in the ~~covered parking spaces~~ carport space and one in guest parking spaces. If the occupants of any unit have more than two motor vehicles, the extra vehicle must be parked in the Oversize Vehicle Parking Area. Any motor vehicle belonging to an occupant of a Unit in Buildings 21, 22, 23, or 24, which will not be used for seven consecutive days, must be parked in the ~~covered parking space~~ carport space assigned to the occupant's Unit or in the Oversized Vehicle Parking Area.

**Support:** The parking provisions in 7.2 have been revised in two ways. First, a size limit has been established for parking in carports. The size limit is 210 inches in length and 80 inches in width. Second, pickup trucks that meet this size limitation may park in carports and guest parking spaces.

**DRC Position:** Recommends that the Board adopt

1-10-2024