

**GUIDELINES FOR OWNERS OF RECREATIONAL VEHICLES,
MOTOR HOMES, AND CAMPERS IN PIEDMONT HILLS**

Article III of The Declaration of Covenants, Conditions, Reservations, Restrictions and Easements is entitled "Architectural Control and General Restrictions." Section 11 of Article III deals with "Parking and Vehicles", and indicates generally, that if all requirements are met and approval is obtained from the Architectural Control Committee, an Owner may* park or store a recreational or similar vehicle on his lot.

Before granting approval, the Architectural Control Committee must confirm several important factors, in addition to those outlined in Section 11 of Article III, to include for example:

- a) Recreational or similar vehicle will not be used as a residence.
- b) Recreational or similar vehicle has current inspection and registration.
- c) Recreational or similar vehicle is owned by the recorded owner (one or more persons) of the fee simple title to the residence.
- d) The location of the recreational or similar vehicle on the lot will not detract from the natural or common aesthetic conditions that abound, and
- e) Nearby owners do not object to the location of the recreational or similar vehicle.

An overriding consideration of the Architectural Control Committee is to maintain harmony among all owners and residents of Piedmont Hills. For that reason, we tend to discourage the parking or storing of recreational or similar vehicles on any lot, however, we can conceive that certain situations or circumstances would enable the Architectural Control Committee to approve such a request.

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If approval is granted, it must be clearly understood and agreed that if any nearby owner, at any time, objects to the location of a recreational or similar vehicle on property that is regularly visible from said owners' dwelling, and if said owner provides the Architectural Control Committee with the written reason(s) for such objection, the merit of the request will be reviewed to determine if the Architectural Control Committee should revoke permission to continue the parking or storing of the recreational or similar vehicle on said property.

Further, the Architectural Control Committee can revoke permission now or at any time in the future, for such other reasons as may appear.

If you are currently parking or storing a recreational or similar vehicle on your lot, said vehicle must be removed unless you have received approval from the Architectural Control Committee, or are awaiting a response from the Architectural Control Committee to your request for approval.

We trust that you can appreciate our concerns and desire to serve the interests of all members of the Piedmont Hills Homeowners' Association. For that reason, the Architectural Control Committee was given broad discretion to approve or disapprove any request upon any ground which seems sufficient, including purely aesthetic considerations.

* As used in Section 11 of Article III, "May" is defined to mean that each owner is to some degree likely to receive permission.