

Aspen Cove HOA Policies on Trailers, Campers and Recreational Vehicles

A frequent source of concern and sometimes contention in a community such as ours, revolves around the use and storage of trailers, campers and recreational vehicles. The intent when Aspen Cove was conceived and built, was to create a "community of permanent, quality mountain homes," with a "common scheme for the benefit of each Lot and the Common Area." Restrictions were adopted to ensure a clutter-free, high quality environment that will help maintain our property values. Trailers may facilitate our recreational use of Aspen Cove, but may also be unsightly and degrade the appearance of the community if we do not follow the guidelines.

The following information, extracted from the Aspen Cove CC&Rs, is offered as a reminder to us all (highlighting added for emphasis of key points):

The Basic Rule:

SECTION 11.11 Commercial Vehicles, Campers, Trailers, or Motor Homes. No campers, trailers, motor homes, recreational vehicles, commercial type vehicles and no trucks shall be stored or parked on any Lot except in a closed garage or hidden behind visual screening.

Exceptions:

Since Aspen Cove at Scofield Plats "A-F" is intended to be a community of permanent, quality mountain homes, recreational trailers, campers or motor homes will be permitted only under the following very restrictive conditions:

- (a) Campers, camping trailers, or motor homes may be used on the property by Owners for not more than 7 consecutive days per month. Stays longer than seven days may be permitted rarely with written permission from the Owners Association only. This provision in no way allows extended or permanent use of such vehicles. This provision is included to allow Owners a limited time to use and enjoy their property.
- (b) Use of campers, trailers or motor homes may be used on the property by the Owner, Builder or other Sub-Contractors during the 24-month active construction period of the lot Owner's dwelling.
- (c) After a home is built, friends or family members with motor homes, campers, or trailers shall be permitted to park such vehicles by the permanent residence for not more than 7 consecutive days per month. Stays longer than seven days may be permitted rarely -- with written permission from the Owners association only.
- (d) Snowmobile trailers may be kept on the Member's property from October 31st through March 31st and ATV trailers may be kept on the members property March 31st through October 31st. Said trailers should be parked behind cabins or in as obscure location on the property as is feasible.

Do Not Use Trailers After November 1:

The following policy reflects the threat to everyone's safety and access to the community posed by pulling trailers up the dugway in winter conditions. It is based upon actual experiences with road damage and stuck vehicle-trailer combinations losing traction. When this happens it may take hours to resolve. In the meantime, no one has the ability to enter or leave, including emergency vehicles. We strongly encourage everyone to observe this policy.

SECTION 11.18 Intended Seasonal Use of Property. ... During the time period of November 1st until April 1st there shall be no trailers permitted to travel on the roadways and all vehicles shall be 4-wheel drive. If an individual attempts to operate a non-4-wheel drive and/or trailer during the specified non-permitted times, the operator takes on all financial responsibility for any accidents, damage, blocked access, destruction of roadways, etc. and is subject to fines imposed by the Board of Directors.