

**You are viewing only proposed changes to our CC&Rs. These are unofficial, but for the purposes of transparency and community input. Nothing has been placed in order and much more to come as written.**

**Thank you**

**- CRHOA 2025/2026 Board**

### 3.6

**DRIVEWAYS.** All driveways shall be of exposed aggregate from the street to the garage door unless approval for use of other materials is granted by the ACC. Side driveways will be granted on a case-by-case basis by the ACC. Gravel side drives that have been approved by the ACC must be properly maintained by the lot owner and kept reasonably free of weeds and excessive vegetation so as not to create an unsightly appearance.

### 3:7 FENCING

No fence, wall, or hedge shall be erected or placed on any lot closer to any street than the minimum building setback line, whichever is farther from the street. Fences shall not exceed six (6) feet in height, shall not be permitted in the front yard, and on corner lots may extend from the rear corner of the house to the rear lot line along the exterior side lot line. Fences bordering public or greenbelt areas shall be erected with the finished side facing the public area. Permitted materials include wood, composite materials, or other materials approved by the Architectural Committee (ACC); chain-link fences are prohibited. Standard fence colors are clear or light wood stain. Any other materials, colors, or designs are considered non-standard and require ACC approval on a case-by-case basis. For non-standard fences that share a lot line with an adjoining property and share ownership of the fence, the written approval of the affected neighbor(s) must be obtained prior to ACC approval. All new fences, changes to existing fences, or non-standard fences require ACC approval prior to installation; repairs to fences using the same materials, colors, and design as originally approved do not require ACC approval.

### 3.8 GARAGES AND PARKING

Garages are required and shall be incorporated into or made part of the dwelling house. No detached garages shall be permitted without prior written approval from the Architectural Control Committee (ACC). Attached Single-car garages are specifically prohibited.

All vehicles within the community must be parked only in garages, ACC-approved driveways, or ACC-approved side drive parking areas. Parking on lawns, landscaped areas, or other unapproved areas of a lot is prohibited.

All vehicles parked or stored on any lot must be in operable condition and maintained in a manner that does not create an unsightly or nuisance condition within the community. Vehicles that are inoperative, abandoned, excessively damaged, or otherwise determined by the ACC to be an eyesore shall not be permitted to remain on any lot except within an enclosed garage.

Gravel side drives that have been approved by the ACC must be properly maintained by the lot owner and kept reasonably free of weeds and excessive vegetation so as not to create an unsightly appearance.

The ACC shall have the authority to determine compliance with this section and to approve or deny driveway or side drive parking areas in accordance with community standards.

### 4.3 RECREATIONAL VEHICLES , TRAILERS , AND BOATS

Recreational vehicles, including but not limited to campers, travel trailers, boat trailers, boats, motor homes, utility trailers, and similar equipment (collectively referred to as “Recreational Vehicles”), may be parked or stored on a Lot subject to the rules and permit requirements established by the Association and the Architectural Control Committee (ACC).

Parking or storage of Recreational Vehicles on any Lot that is visible from the street or neighboring Lots shall require a permit issued by the Association. The Association may establish two permit periods each year and may charge a reasonable administrative fee for such permits.

All Recreational Vehicles must be maintained in clean, operable, and presentable condition and shall not constitute an unsightly or nuisance condition within the community. Recreational Vehicles may not be parked or positioned in a manner that blocks traffic flow, impedes access, or unreasonably obstructs the view or use of neighboring Lots or streets.

For the purposes of this section, “Extended Storage” shall mean a Recreational Vehicle that is not in active use or for which the owner has no reasonable intent to use for a period of several weeks or longer.

Recreational Vehicles in Extended Storage must be placed behind an approved fence so that they are reasonably screened from street view.

Any Recreational Vehicle parked or stored on a Lot without a valid permit must be kept behind a fence or otherwise screened from street view. Recreational Vehicles that are parked or stored in violation of this section, including those visible without a permit, may be subject to enforcement action and fines in accordance with the Association’s enforcement policies.

Only property owners in good standing with the Association may obtain or maintain a Recreational Vehicle permit. The Association reserves the right to deny, suspend, or revoke such permits if the owner is not in good standing or if the Recreational Vehicle or its placement violates these rules.

The Association and the ACC shall have the authority to adopt reasonable rules, establish permit procedures, determine compliance, and enforce the provisions of this section.