

- B. Temporary Buildings.** No tents, trailers, vans, shacks, tanks, or temporary accessory buildings or structures shall be erected or permitted to remain on the Properties. ~~However, the foregoing shall not restrict or prevent the construction and maintenance of temporary sales models and such other temporary facilities that are essential to the development, construction and sale of the housing facilities created, and provided that such are in compliance with appropriate governmental requirements applicable thereto.~~

Article VIII, Section (1) (G) is amended as follows:

- G. Vehicle Parking.** The Board may promulgate rules which restrict, limit or prohibit the use of any driveway or parking areas which may be in front of, adjacent to or part of any Lot or dwelling as a parking place for personal passenger vehicles, commercial vehicles, trailers, recreational vehicles, self-propelled motor homes, motorcycles and boats. Such rules, if and when promulgated, shall have the same force and affect as if promulgated and initially made a part of this Declaration. No unregistered or inoperable vehicle or trailer may be visible in such a manner as from any point on adjacent property or the street. No vehicles of any kind may be disassembled, serviced or repaired on the Properties.

The following initial rules have been adopted and incorporated as part of these Declarations:

- (i) **Prohibited Vehicle.** No "Prohibited Vehicle" shall be parked or stored on any of the Common Properties or Common Areas or on any road or Lot within the CHELSEA OAKS TOWNHOMES community. For purposes of this Section, a "Prohibited Vehicle" is:
- (a) a truck, delivery van, service van, cargo van or bus (except that trucks not in excess of 3/4 ton are permitted, provided they have no camper top, bed enclosure, or other appendage attached to it);
 - (b) a commercial vehicle (i.e., one not designed and used for normal personal/family transportation) and any vehicle bearing lettering, graphics, or other commercial insignia;
 - (c) a recreational vehicle (RV) including a camper, mobile and/or motor home, all-terrain vehicles (ATV or ATC) or dune buggy;
 - (d) a trailer of any type;

- (e) a boat; or
- (f) a derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self-propulsion, a vehicle with excessive body damage, paint damage, missing parts, or any vehicle which, in the sole discretion of the Board, aesthetically displeasing.

For purposes of this section, a "Prohibited Vehicle" shall not include any commercial or public service vehicle present in the Property while performing services for or on behalf of the residents and/or the Association.

- (ii) **Parking Vehicles.** Automobiles may be parked only in the garage or driveway of a Lot or other areas as designated by the Board in writing. All parking within CHELSEA OAKS TOWNHOMES community shall be in accordance with the most current rules and regulations as adopted by the Association. No vehicle shall be parked in such a way that it extends into a street, sidewalk, or public right-of-way. Parking in or on grass or landscaping at any time is prohibited. The Association reserves the right to enforce these regulations along with other remedies as provided herein by means of towing of any vehicle in violation without further notice at the Owner's expense.

Long-term parking on any street or right-of-way is prohibited. For purposes of this Section, long-term parking shall mean parking of any vehicle on any street or right-of-way for more than ten (10) hours at a time or more than one (1) occurrence during any one (1) week, or parking on any street or right-of-way overnight.

- (iii) **Washing of Vehicles.** The washing of any vehicle with hazardous detergents or chemicals within the CHELSEA OAKS TOWNHOMES community is prohibited.
- (iv) **Repairs and Maintenance of Vehicles: No vehicle which cannot operate on its own power shall remain in CHELSEA OAKS TOWNHOMES community for more than twelve (12) hours except in a garage of their home. No repairs or maintenance, except for emergency repairs of vehicles shall be made within the CHELSEA OAKS TOWNHOMES community except in the garage of their home. No vehicles shall be stored on Lots. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.**

Article VIII, Section (1) (K) is amended as follows: