

**Tuscowilla Hills Citizens Association**  
**Policy Resolution P10-002**  
**Effective April 13, 2010**

Rules and Regulations for \*Recreational Vehicles  
(\*defined on the reverse side of this document)

*Apr 13*

**WHEREAS**, Item 2 of the Covenants and Conditions for Tuscowilla Hills state "no boat, boat trailer, house trailer, trailer, camper, recreational vehicle, or any similar items shall be stored in the open on any lot. Provisions for storage of said items will be made on Tuscowilla Utilities, Inc., property.

**WHEREAS**, the Tuscowilla Utilities, Inc. was sold to the City of Charles Town March 19, 2001 and is no longer under any control by the Tuscowilla Hills Citizens Association, Inc.

**WHEREAS**, The Board of Directors for Tuscowilla Hills Citizens Association is aware that no other appropriate facility or space exists within Tuscowilla Hills and did seek legal counsel to obtain legal advice on the subject of RV's and the covenant prohibiting same except on Tuscowilla Utility Property. And in concurrence with the advice received from legal counsel, the Board does hereby make notice by way of this resolution to each and every owner of a lot within Tuscowilla Hills who presently owns or will own in the future a Recreational Vehicle, and does store or will store same on their property within Tuscowilla Hills, is in violation of the covenant stated above and defined on the reverse. Furthermore, the Association is waiving the requirement of this covenant and this covenant only as the Association has no ability to require the current owners of the parcels of Tuscowilla Utilities, Inc., to allow the recreational vehicles there.

**WHEREAS**, Item 4b of the Supplemental Declaration of Conditions, Covenants, Restrictions and Easements for Tuscowilla Hills Citizens Association, recorded and filed in the Office of the Clerk of the County Commission of Jefferson County on October 5, 2007, and Article VII, Section 1a and 1b of the Bylaws, assigns to the Board of Directors ("Board") the authority to adopt Rules and Regulations for the use and maintenance of the roads, common areas and for the enforcement of the covenants.

**WHEREAS**, it is recommended that residents store Recreational Vehicles, (as defined on the reverse), hereinafter called "RV's", in their garage or in a secure public facility. It is understood by those who choose to store said RV(s) on property owned by them in Tuscowilla Hills that they assume all risk, responsibility and liability for doing so.

**NOW THEREFORE IT IS RESOLVED**, that the following policy and resolution for rules and regulations be adopted for the storage of Recreational Vehicles (defined on the reverse), hereinafter called "RV's"

1. **Must be currently registered, licensed and inspected, as required by county or state law**
2. **Must be kept neat and clean, and all areas around same must be kept mowed and trimmed. All covers and canopies of every type must also be maintained.**
3. **May be parked in front of a residence for a maximum of 72 hours for loading, unloading and servicing, per trip, so long as the "RV" does not impede the flow or visibility of traffic.**
4. **RV's must be owned by a home owner of Tuscowilla Hills Citizens Association, Inc. and used strictly for the personal enjoyment of the home owner, their guests and invitees and may not be leased or rented to others.**
5. **At all times other than as provided in item #3, placement and storage of such shall be reasonably out of view; defined in the covenants as "not in the open". Since this is not "generally" possible within Tuscowilla, placement therefore is being defined as follows: The side of the residence, the rear of the residence or in the garage.**
6. **At no time, for any reason whether temporary or permanent, may an RV be used as a residence or living quarters for any amount of time whatsoever.**

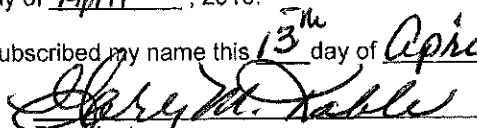
**CERTIFICATION**

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting President of Tuscowilla Hills Citizens Association, Inc., a West Virginia non-profit corporation, and,

THAT the foregoing Policy Resolution, P10-002 constitutes the original Policy Resolution as duly adopted at a meeting of the Board of Directors hereof, held on the 5<sup>th</sup> day of April, 2010.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 13<sup>th</sup> day of April, 2010.

  
President  
Tuscowilla Hills Citizens Association

**Definitions**-As used in this resolution, the following words have these meanings:

**Recreational Vehicle**-Shall mean any vehicle intended primarily for recreational purposes. Includes off-the-road vehicles whether used on land, water or snow, racing vehicles, campers, camper shells, boats, motor homes, travel trailers, house trailers, trailers, etc. as further defined below:

1. Boat-Any vessel designed for navigation on water, no matter the type or size.
2. Camper or Pop Up-Any vehicle drawn by a car, truck, or other vehicle.
3. Camper Shell-Any type that requires a self-propelled vehicle to house it.
4. Travel Trailer or 5<sup>th</sup> Wheel-Same as Camper.
5. House Trailer-Same as Camper
6. Motor Home-Shall mean any self-propelled vehicle designed and constructed primarily to provide temporary living quarters for recreational, camping, or travel use.
7. Trailer-Shall mean a device, no matter the size or style, whether closed in or open, used to haul other things such as, but not limited to, motor vehicles, atv's, wood, lawn mowers, tractors and other personal effects, that is not self-propelled and is designed to be pulled or towed by a motor vehicle.