

# Lake Limerick Country Club

## Resolution No 2019 – 03

### Lot Violations – Vehicle Parking and Storage

1. Issue. Sometimes a Lake Limerick owner/member has a number of vehicles that they store on their property, and these vehicles for the most part, are never moved and become unsightly and hazardous to the environment and the Community overall. In other cases, the number of vehicles vs. the size of the property becomes an issue as to what was the intended use of the property in the first place.
2. Authorities. The Lake Limerick Board of Directors can apply restrictions to lots in all Divisions in order to ensure the continued value of said lots and their appeal within the Community overall.
3. Problem. Property owners are using residential lots to park and store so many vehicles that it is taking away the aspect of a “residential” lot and making it into a “parking lot.”

## RESOLUTION

The Board of Directors of the Lake Limerick Country Club resolves as follows: Because of the circumstances stated above, the LLCC has approved the following standards for the parking of vehicles:

1. No lot without a residence shall have more than three (3) vehicles located on the lot;
2. No lot having a residence shall have more than 5 vehicles located on said lot and they must have current tabs / registration on all vehicles.
3. The limits of criteria (1) and (2) apply regardless of the specific vehicles on the lot or whether the vehicles are moved around on the lot.
4. Derelict vehicles are declared to be rubbish. The owner of each lot shall keep it clear of derelict vehicles. In the event of default of this rule the club reserves the right to enter the property and remove derelict vehicle(s) and the expenses thereof, shall become due and payable from the owner to the club within 5 days

after written demand. If not paid, said charges may be foreclosed as a lien against the lot and the lot owner shall be responsible for costs and reasonable attorney fees. Vehicles or parts thereof, that are in apparent inoperable condition or vehicles, or parts thereof, which have not been legally operated for a period of 60 days are declared to be derelict. Derelict vehicles shall not include such vehicles that are stored fully within enclosures authorized by the Architectural Committee and meet the criteria below in section 5.

5. Vehicles contained in permitted residential garages or enclosed buildings approved for occupancy Group U-1 (motor vehicle storage) and having a complete floor surface and floor drainage that contains any fluids from infiltrating into the ground shall not be counted or included in the limits of criteria (1) and (2) of this section.
6. All vehicle accumulations on a lot made nonconforming by these regulations shall be removed from the lot within a reasonable time from notification of said violation.
7. These limits shall apply to vehicles located on a lot for more than seven days and compliance with this time limit will be determined by the LLCC to assure that members are acting in good faith.
8. A residence is defined in this section as a site-built, manufactured, or modular home permanently installed on the lot.
9. Vehicles in this section include, but are not limited to, cars, trucks, vans, buses, recreational vehicles, trailers, all-terrain vehicles, motorcycles, watercraft, airplanes, and earthmoving, logging, or construction equipment, but does not include farm equipment.
10. All vehicles listed in this section are also subject to the rules, restrictions penalties covered under Resolution 2018 – 01.
11. Adjoining lots of common ownership (not separated by state or county road) shall be considered part of the same parcel for the purposes of this section.

Prepared and submitted by John C. Ingemi on behalf of the Lake Limerick Community Compliance Committee 6/05/19.

Motion made by Brenda Bakken and seconded by Kathy Jensen to submit this resolution to the Board of Directors for approval. Motion passed.

Background information used to form Resolution.

How many vehicles can I have on my property?

Off Street parking requirements are established by [Mason County Code Section 17.03.040](#).

Parking requirements for all land uses will follow the standards from [Chapter 17.08](#), Mason County Parking Standards.

In all Rural Residential Zones and Inholding Lands:

- (1) No parcel without a residence shall have more than three vehicles located on the parcel;
- (2) No parcel having a residence shall have more than ten vehicles located on the parcel;
- (3) The limits of criteria (1) and (2) of this section apply regardless of the specific vehicles on the parcel or whether the vehicles are moved around on the parcel;
- (4) Vehicles contained in permitted residential garages or enclosed buildings approved for occupancy Group U-1 (motor vehicle storage) and having a complete floor surface and floor drainage that contains any fluids from infiltrating into the ground, shall not be counted or included in the limits of criteria (1) and (2) of this section;
- (5) All vehicle accumulations on a parcel made nonconforming by these regulations shall be removed from the parcel by July 1, 2004;
- (6) These limits shall apply to vehicles located on a parcel for more than seven days;
- (7) A residence is defined in this section as a site-built, manufactured, or modular home permanently installed on the parcel;
- (8) Vehicles in this section include, but are not limited to, cars, trucks, vans, buses, recreational vehicles, trailers, all-terrain vehicles, motorcycles, watercraft, airplanes, and earthmoving, logging, or construction equipment, but does not include farm equipment;
- (9) Adjoining parcels of common ownership (not separated by state or county road) shall be considered part of the same parcel for the purposes of this section.