

Beech Mountain Lakes Association Policies			
<i>Section:</i>	3.0 Homeowner Property Upkeep	<i>Effective Date:</i>	October 1, 2020
<i>Policy:</i>	3.3 Unlicensed Abandoned Vehicles	<i>Supersedes:</i>	Feb 24, 2009
<i>Approved by:</i>	6 of 6 Board Members		

***If applicable, the exact amount of the fee, fine or deposit that may be referenced in the below Policy can be found in the Schedule for Fees and Fines (found by following this link.***

***If permits are required for this policy:***

- 1. Beech Mountain has 30 days from the date of submission to approve the permit.***
- 2. It is your responsibility to check with Butler Township for any permits needed to ensure you are in compliance with their policies.***

**RECITALS**

- A. Whereas, Beech Mountain Lakes Association protective covenants, declarations, and rules and regulations, from hereon referred to as the ‘Policies,’ describe how a property may be used, developed and maintained within the Beech Mountain Lakes community.
- B. Whereas, the Board of Directors, under Section 13 of the covenants, has the power to implement general use restrictions.
- C. Whereas, property owners who have received written permission from the Board prior to the adoption of this policy, to the extent possible shall comply with all terms of this policy, but shall not be required to separately apply for a hearing before the Board.
- D. Whereas, the ordinances of Butler Township relating to the storage of motor vehicles shall be included in this policy as follows:

“Butler Township Ordinances 302.8 (2015)”

- E. Whereas, the following covenants of Beech Mountain Lakes, section 13.1, Maintenance, and section 13.5, Nuisances, shall be enforced:

- a. Section 13.1 Maintenance

Each lot, whether occupied or unoccupied, and all improvements thereto shall at all times be maintained in good and clean condition. Grass shall be mowed, rubbish and debris removed, and weeds controlled. If any lot or improvement thereon is not so maintained, the Association may maintain, restore or repair the cost of which shall be a personal charge hereunder as more fully described in Section 3.7, neither the Association nor any of its agents or employees or contractors shall be liable for any damages which may result from any maintenance.

- b. Section 13.5 Nuisances

No noxious or offensive activity shall be carried on in the common areas or any community common area, nor shall any activity be conducted within the development, either willfully or

negligently, which may be or become an annoyance or nuisance to other owners. No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such property to appear in an unclean or untidy condition or that will be obnoxious to the eyes; nor shall any substance, thing or material be kept upon any property that will emit foul or obnoxious odors.

Whereas, the Board of Directors wishes to update the following uniform policy on unlicensed and/or abandoned vehicles on any lot.

Now, therefore, let it be resolved that the Board of Directors updates the following policy regulating unlicensed and/or abandoned vehicles on any lot:

The Beech Mountain Lakes Association supplements Section 13.1, Maintenance, and Section 13.5, Nuisances, by adopting the Butler Township Ordinance as 2915 by Ordinance 302.8, entitled Maintenance Code, Motor Vehicles, and is attached to this Resolution and made a part hereof. The policy on unlicensed and/or abandoned vehicles shall be effective on private lots and common areas within Beech Mountain Lakes. **No vehicle that is unlicensed, uninspected, in disrepair, or that is inoperable or abandoned will be permitted within the Beech Mountain Lakes Community.** Vehicles stored in an existing garage will be permitted.

### **Penalties**

The following penalties will apply to this policy:

- 1) Beech Mountain Lakes will issue a warning with 15 days to comply.
- 2) After 15 days, BML will issue a fine. (See the Schedule for Fees and Fines.)
- 3) After 30 days, BML will remove the vehicle with all costs, plus a 15% administration fee, to be borne by the owner.

### **Separability**

Nothing in this policy shall be interpreted to negate or limit any other portions of the covenants, the power of the Board of Directors and/or the Association.

All provisions of the covenants shall be followed including fees, applications and forms.

### **Effective Date**

The aforementioned policy shall be effective upon adoption by the Board of Directors, and the execution of this resolution.

In witness whereof, the undersigned have executed this resolution on the 1<sup>st</sup> day of October, 2020.

Signature on file in Admin office

President

Signature on file in Admin office

Secretary