

Greenbrier Covenants Regarding the Parking of Trucks, Vans, Trailers, Boats and RVs

As Greenbrier matured, Weyerhaeuser Real Estate Company changed/improved the covenants from one section to the other. This paper shows the differences in the wording of the covenants regarding trucks, vans, trailers, boats and RVs from one section to the other.

SECTIONS 1, 2, 3A AND 3B

Paragraph 3F Trucks, Vans, Trailers, Etc. ----- No trucks of any nature other than pick-up trucks, small vans, or trailers shall be parked overnight on any lot except in an enclosed garage. A pleasure boat on its trailer and recreational vehicles may be parked or stored on that part of any lot away from the street lying beyond the front building line.

SECTION 3C

Paragraph 3F Trucks, Vans, Trailers, School Busses, Etc. ----- No trucks or busses of any nature other than pick-up trucks, small vans, or trailers shall be parked overnight on any lot except in an enclosed garage. A pleasure boat (one) on its trailer and recreational vehicles (one) may be parked or stored on that part of the lot away from the street lying beyond the front building line. Any stored boat or recreational vehicle must be fully operational and functional. Major repair or rebuilding of a boat or recreational vehicle is prohibited.

SECTION 4A

Paragraph 3F Trucks, Vans, Trailers, School Busses, Etc. ----- No trucks or busses of any nature other than pick-up trucks or small vans, shall be parked overnight on any lot except in an enclosed garage. Pleasure boats, utility trailers and recreational vehicles may not be parked or stored on any part of the premise except in an enclosed garage.

SECTION 4B, 5, 6 AND 6 PHASE 2

Paragraph 3F Trucks, Vans, Trailers, School Busses, Etc. ----- No trucks or busses of any nature other than pick-up trucks or small vans, shall be parked overnight on any lot except in an enclosed garage. A pleasure boat (one) on its trailer and recreational vehicles (one) may be parked or stored on that part of the lot away from the street lying beyond the front building line. Storage of boats and recreational vehicles is prohibited on any golf fairway lot (affected lot numbers are specified in each section). Any stored boat or recreational vehicle must be fully operational and functional. Major repair or rebuilding of a boat or recreational vehicle is prohibited.

RECREATIONAL VEHICLES

The covenants registered by Weyerhaeuser in 1989 state "F. Trucks, Vans, Trailers, School Buses, Etc. No trucks or buses of any nature other than pickup trucks, small vans, or trailers shall be parked overnight on any lot except in an enclosed garage. A pleasure boat (one) on its trailer and recreational vehicles (one) may be parked or stored on the part of any lot away from the street lying beyond the front building line. Storage of boats and recreational vehicles is prohibited on lots (each section's covenants specify the lot number for this prohibition. The lots are generally golf course lots). Any stored boat or recreational vehicle must be fully operational and functional. Major repair or rebuilding of a boat or recreational vehicle is prohibited." In addition to requiring each dwelling to have a two car garage, each dwelling must provide space to park two automobiles off the street.

In August 1997, GPOA published the Greenbrier Architectural and Appearance Guidelines which clarified the covenant requirements for the sections under GPOA administration. In the section titled 'General Caretaking' the following appears: "Habitual or prolonged parking of vehicles, trailers and boats is not allowed on your lawn. Your driveway, garage and where approved, a side apron next to the house are the only areas on your property designated for parking. The driveway may be used temporarily for purposes of cleaning, loading and unloading RV's, boats and trailers, and to accommodate guest, Temporary parking overflow should utilize the street in front of your house."

Some questions have been posed as to what is a RV. According to the RV magazine there are two categories: motorized and trailers. In the motorized category there are three classes: the motor home, the van conversion and the mini-truck camper. The trailers have four categories. They are the travel trailer, the fifth wheel, the folding trailer, and the truck camper (a shed that is placed on a pickup). It would appear that RV is any vehicle that provides as a minimum sleeping accommodations and as a maximum all the amenities of a home to include sleeping, dining, bathing, and laundry facilities. It appears that RV has become a generic term for any vehicle towed or driven which is used for living, travel, or camping.

Senior citizens now use these vehicles as home away from home to escape either the cold or heat of their primary abode. As a result these vehicles can be as small as a Volkswagen bus and as large as a Greyhound Bus (45 ft).

While some of us might object to the cluttering of the neighborhood with these vehicles, the covenants as registered permit their storage on a concrete pad to the side of the home behind the home line. The only prohibitions are that they are not permitted on golf course lots and that the pads not encroach on the minimum allowed spacing between homes.

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