

# **THE COOPER COMMONS COMMUNITY ASSOCIATION**

## **DESIGN GUIDELINES AND ASSOCIATION RULES**

**Revised:** Revised February 23, 2011

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## OVERVIEW

### Community Organization

Every resident of Cooper Commons is a member of The Cooper Commons Community Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitude's, Liens, Reservations and Easements (the "CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an extension of the CC&R's and are designed to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review Committee (the "Committee") is established by the Board to review all improvements within Cooper Commons including new construction and modifications to existing properties. The Committee has adopted design guidelines and standards to evaluate proposed construction activities.

### Design Review Process

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Management Company, with whom the Association has contracted for full Association management, to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no improvements, alterations, repairs, additions, or other work, including changes in exterior color, is to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder to a purchaser without the prior approval of the Committee. The responsibility of the Committee is to ensure the harmonious, high quality image of Cooper Commons is implemented and maintained. Any owner requesting approval of the Committee shall follow the application procedures listed below. Submittals will be returned to you either approved, denied, or for more information within forty-five (45) days of receipt of your request. Upon receipt of approval from the Committee of any construction, installation, addition, alteration, repair, change or other work, the owner requesting such approval shall proceed to perform, construct or make the addition, alteration, repair, change or other work approved by the Committee as soon as practicable and shall diligently pursue such work so that it is completed within sixty (60) days of issuance of such approval or such time additional period of time as may be approved by the Committee at the time of issuance.

## **Application Procedure**

The following information should be included:

- Application Form completed and signed (copy enclosed, additional copies may be obtained from the Association Management Office.
- Plot Plan – A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc) and the improvement to be installed.
- Elevation Plans – Plans showing finished appearance of the improvements in relation to the existing dwelling and property lines.
- Specifications – Description detailing materials to be used with color samples attached; drawing or brochure of structure indicating dimensions and color.

Submit the application and plans to:

THE COOPER COMMONS COMMUNITY ASSOCIATION  
C/O VISION COMMUNITY MANAGEMENT  
16625 S. Desert Foothills Parkway  
Phoenix, AZ 85048

Vision Community Management– (480) 759-4945  
Fax – (480) 759-8683

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

## **DESIGN GUIDELINES**

### **General Principles**

The purpose of the Committee is to ensure consistent application of the Design Guidelines. The Committee monitors any portion of any lot or parcel, which is visible from other lots or parcels, the street, or Association common areas. This would include backyards, which are visually open to other lots or Association common areas. The Design Guidelines promote those qualities in Cooper Commons that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

### **Design Compatibility**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

### **Workmanship**

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

### **Building Architecture**

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

### **Building Repair**

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

### **Awnings**

#### **Revised 1/26/2011**

All awnings must be approved by the Committee. Awnings may be made of canvas or similar quality materials, or an aluminum product. The awning needs to be solid in color and must match the color of the body of the exterior of the home. Awnings can only be installed on the side and/or rear of the home. A sample of the material, a picture or brochure showing the finished product must be included with the architectural request, along with the proposed color. The owner is responsible for maintenance and repair of the awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

## **Basketball Goals**

All basketball backboards/goals must be approved by the Committee prior to placement on a property and are subject to the following guidelines.

1. Only professionally manufactured portable style basketball backboards/goals shall be allowed. A maximum of one basketball backboard/goal shall be allowed per lot.
2. Portable style basketball backboards/goals may be located in front or rear yards only and must maintain a minimum five-foot setback from any property line.
3. Unreasonable noise and other complaints shall constitute sufficient cause for the relocation of the basketball backboard/goal, limitation on hours of usage, fines, and/or removal.
4. Backboards/goals shall not be attached to the house, garage, accessory buildings, or any roof.
5. Basketball backboard/goal poles must be black, white or painted to match the color of the body of the exterior of the home.
6. Basketball backboards must be of a predominantly neutral color (gray, black, or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable without painting.
7. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal.
8. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
9. Courts may not be painted or permanently outlined on the driveway.
10. Lighting for night use of equipment is prohibited.
11. Portable basketball goals are not permitted within any Common Areas, except as may be approved by the Board for special events.
12. No basketball backboard/goal shall be permanently installed on any residential lot. Any basketball backboard/goal permanently installed prior to the date of this revision without Committee approval shall be removed.
13. None of the above requirements shall limit the installation and/or usage of basketball courts provided by the Association and located within Common Areas.
14. Portable style basketball backboard/goals must be placed in the driveway and not in the street. Hoop/backboard must not face the street. Players must be in the driveway and not in the street or cul-de-sac.

## **Clotheslines**

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

## **Detached Structures**

(Including but not limited to sheds, garages, play rooms, mother-in-law suites, etc.)

### **Adopted 11/18/2003; Revised 4/28/2010**

Detached structures shall only be located within the fenced rear yard where a minimum of five feet separation can be maintained between the detached structure and the principle residence and any other detached structure. The required separation measured from the inside rear and side yard walls will depend on the height and square foot area of the structure. It will be measured from inside the cement block walls and not from the property line. Detached structures, which are visibly open to other lots or Association common areas and can be seen from outside the homeowners property, shall require prior written approval of the Committee and are subject to the general principals set forth in the Design Guidelines:

1. Structures 6 feet or less in height and up to 120 square feet in area:
  - a) A minimum of 3 feet separation shall be maintained from inside rear and side yard cement block walls if the structure exceeds the height of the adjacent wall.
  - b) Quality materials and construction shall be required.
2. Structures 8 feet or less in height and up to 120 square feet in area:
  - a) A minimum of 5 feet separation shall be maintained from inside rear and side yard cement block walls.
  - b) Quality materials and construction shall be required.
  - c) Structure must be in harmony with the exterior of the principle residence.
  - d) The structure shall be located in a manner that reduces visibility from adjacent street frontages.
3. Structures 10 feet or less in height and up to 200 square feet in area:
  - a) A minimum of 7 feet separation shall be maintained from inside rear and side yard cement block walls.
  - b) Quality materials and construction shall be required.
  - c) The structure must be in harmony with the exterior of the residence and must have matching concrete tile roofing to match the principle residence.
  - d) No detached structure shall be over 200 square feet in area.

## **Driveway Extensions**

### **Revised 6/12/2002**

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing and addition) shall not exceed a total of thirty (30) feet of contiguous area for a home with a standard two (2) car garage, thirty six (36) feet of contiguous area for a home with a standard three (3) car garage or fifty (50) percent of the lot width as measured at the front yard setback, whichever is less. Homes with a standard four (4) car garage will be evaluated on a case by case basis, but must adhere to the aforementioned fifty percent (50%) rule. All driveway extensions must be submitted on the applicable form to the Committee for final approval. Any variances from the above restrictions must be submitted with a detailed plan and will be subject to review and approval by the Committee.

All driveways must be kept clean and clear of debris, oil, rust and other stains.

## **Flagpoles**

**Revised 12/01/2010**

Residential lot flagpoles are allowed with the following provisions.

1. Flagpoles may not exceed fifteen (15) feet in height.
2. Poles must be either anodized aluminum or powder coated a neutral color. (Similar to paint scheme of neighborhood.)
3. Only the American flag, POW/MIA flag, Arizona state flag or an Arizona Indian nation flag may fly from the approved flagpoles.
4. Pole location must adhere to the following:
  - a) Poles must be at least ten (10) feet from any adjoining property wall.
  - b) Any flagpole in the front aspect of a yard must be within ten (10) feet of the front setback line and within the left to right orientation of the house itself.
5. Limit one (1) flagpole per lot.
6. All flags (Whether on poles or house mounted) must adhere to standard flag etiquette. (A copy will be provided with your approved DRC submittal.)
7. Any violation of flag etiquette will be considered a violation of Committee guidelines and be subject to normal HOA violation enforcement.
8. Illumination of flagpole/flag areas is subject to prior Committee approval.

## **Seasonal and Decorative Flags**

Seasonal and decorative flags, which are house mounted below the roofline, do not require approval. Seasonal flags must be removed within ten (10) days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped, faded, etc. constitute grounds for fines and removal. Flags may not be offensive to neighbors or the Association. The Board shall make this determination.

## **Fences & Walls**

Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Committee prior to construction. Copies of City Approvals must be submitted with requests. Walls must be stucco and painted to match the existing dwelling or wall in texture and color.

The wall may be extended, however it may not exceed a 10 foot setback from the front of the home. The homeowner must also include a letter from the adjoining neighbor stating that he/she will accept future responsibility for the maintenance of his/her side of the wall. The homeowner requesting the renovation must also accept responsibility for the painting/stucco on their side of the wall once it is constructed.

## **Gates**

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates. Shrubs, trees and plant material should be installed and maintained between the house and the double gates when possible. Gates located in an NVAE are limited to foot traffic only.

## **Gutters and Downspouts**

Gutters and downspouts will be considered for approval if the finish matches the color of the house. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition.

## **HVAC**

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of non-residential neighboring property.

## **Lighting**

### **Revised 2/23/2011**

The Committee must approve any outdoor lighting subsequent to initial lighting installed by the builder, other than low voltage landscape lights to include solar powered walkway lighting. Permanent lighting sources to include security lighting shall not be directed toward streets, common areas or neighboring property.

1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights which create glare visible from other lots are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power as measured from the closest lot line. (This information can be obtained from the light manufacturer, factoring in the height of the light and the distance to the lot line).
3. Outside, ground lights should be screened whenever possible with walls, plant materials or internal shielding.

## **Outdoor Fireplaces**

Installation of outdoor fireplaces requires advance approval by the Committee. Outdoor fireplaces may not exceed fence height.

## **Patio Covers**

Roofing materials should match that which was installed by the builder on the original roof of the home. Color of supports and material should match the color of the body or trim of the home.

## **Patio Screening**

Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for patio screens must match the screen material for existing window frames.

## **Ramada's and Gazebos**

Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

1. Maximum square footage (under roof area) is 120 square feet.
2. Maximum roof height is 10 feet at the highest point.
3. The structure must be set back a minimum of 7 feet from any perimeter wall.
4. The structure must be painted a natural cedar or match the house color and maintained in good condition.

5. Any roof tile must also match the tile of the house.
6. Lighting of the structure must be approved by the Committee prior to installation.
7. Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for the screens must match the screen material for the existing framing.

### **Play Structures**

Play structures, including trampolines, may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

1. May be erected in rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
2. Maximum height allowed to top support bar or highest point of structure, is 10 feet.
3. Maximum height of any deck/platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The Committee will take the appearance, height, and proximity to neighboring property into consideration.
6. Shade canopies shall be constructed of wood, to match the play structure, or canvas. Colors for canvas covers will be limited to tan, yellow, blue, green, and other neutral earth tone colors as approved by the DRC.
7. Submit a brochure or picture if possible.

### **Pools and Spas**

Pools and spas do not require approval of the Committee. Perimeter walls on lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plan for approval by the Committee. Any pool equipment which may be visible above the fence line (such as slides, etc.) must be approved in advance by the Committee.

### **Pool Fencing**

The specifications for rear yard wrought iron pool fencing installation on a lot with view fencing shall be of neutral earth tone color to match or blend with the existing home color or match the existing wrought iron fencing color.

### **Satellite Dishes**

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size and location of the "dish" on the following basis:

1. All dishes are to be located in rear yards if it does not impose delay or interfere with an acceptable quantity signal.
2. Homes with "view" fencing must locate the dish in the most unobtrusive location possible while still receiving a quality signal.

3. All other antennae such as those used to receive signals from multichannel multipoint distribution services and television broadcast stations will be reviewed on a case by case basis.
4. All dishes and antennae are to be submitted to the Committee with a diagram showing the location and size of the device.
5. Coaxial cable, which is attached to the home, must be painted to match the base color of the home. It is only that portion of the cable that runs from the satellite dish to the cable box, which is attached to the home, and not any other portion of the cable.

### **Screen Doors**

#### **Revised 10/22/02**

All screen and/or security doors must be submitted for approval and should be painted to match the color of the trim or body of the home. Homeowners with wooden front doors that prefer a wooden screen/security door or wooden-framed screen/security door must match the front wooden door in color. Silver-colored aluminum screen doors are prohibited.

### **Shade Canopies**

Shade canopies (cloth, canvas) for spas, picnic areas, or any other back yard use must be compatible in color with the body or trim of the house or roof. The maximum structure height is ten feet and the structure must be set back seven feet from any perimeter wall. The support structure must be anchored to the ground. The owner is responsible for maintenance and repair of the canopy and support structure. The association retains the right to determine when an awning or canopy must be repaired or replaced due to weathering, fading, tearing, ripping, etc., or when the structure must be removed or repaired.

### **Signs**

#### **Revised 12/01/2010**

No signs shall be displayed on any lot except the following:

1. Signs used by the Declarant to advertise the lots and residence thereon for sale. Signs may not be attached to the association common block walls, or block walls on the owner's property so as not to be visible from the street.
2. One temporary "For Sale" or "For Rent" sign with a maximum face area of Three (3) square feet, and shall be in conformance with the industry standard and not exceed 18 x 24 inches. A sign rider can be displayed on the owner's property and shall not exceed 6 x 24 inches and a maximum dimension of one (1) square foot.
3. Such signs as may be required by law.
4. One residential identification sign (House number) with a maximum face area of eighty (80) square-inches.
5. The indoor or outdoor display of political signs on the owner's property is allowed. These signs may only be displayed no more than forty-five (45) days before an election day and no later than seven days after Election Day.
6. Signs approved by the Committee.

## Solar Panels

### Adopted 7/24/2003

Except as may be initially installed by the Declarant, no solar energy collecting unit or panels shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Committee. The Committee shall consider color, architectural structure and availability of alternative designs for the home and surrounding neighborhood.

## Window Coverings Criteria

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

## Landscape Guidelines

Within six (6) months of the date of closing, the owner of a lot shall complete installation and irrigation improvements in compliance with CC&R's and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street (s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or back yard of the lot from the front yard of the lot. Back yards which are visible from common areas shall also adhere to this installation time frame.

Prior to installation of the landscaping, owner shall maintain the lot in a weed-free and neat condition.

PLANS FOR LANDSCAPE NEED NOT BE SUBMITTED FOR APPROVAL,  
PROVIDING THE FOLLOWING GUIDELINES ARE MET

### Minimum Plant Requirements

<u>Plant Type</u>	<u>Size</u>	<u>Quantity - All Parcels Except 5, 8, &amp; 10</u>	<u>Quantity Parcels 5, 8, &amp; 10</u>
Trees	15 GAL	2	1
Shrubs or Cactus	5 GAL	3	3
Shrubs	1 GAL	6	3
Groundcover	1 GAL	4	2

1. Select plants for alternating seasons of display and color.
2. Homeowner to select low shrub/groundcover along driveway and street frontages to maintain site visibility. Plants exceeding 2'0" in mature height shall be located at least 8'0" back from public sidewalks or curb.
3. Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping.

Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite. Colored and lava rock is strictly prohibited.

4. The use of river rock is prohibited unless specified for drainage considerations.
5. Homeowner may use low voltage lighting to highlight entry walks, or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare onto adjacent properties, common areas or streets.
6. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc. are not permitted in front yards.
7. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Committee.

### **Irrigation**

With an average rainfall or less than nine inches, most plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner should provide a complete irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any pavement or granite area. All supplemental plants should be watered by an underground drip system to provide slow deep watering. Specific irrigation requirements include that drip tubing should be buried a minimum of 12" below grade and 6" from root balls on uphill side of plant.

### **Maintenance**

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

### **Hardscape**

Any Hardscape items proposed for front yard installation must be approved by the Committee. Hardscape items that will be visible from neighboring property in the rear yard will also require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls, decorative curbing and fountains. All must be of natural or earth tone colors.

### **Rock Ground Cover**

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas should be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be three (3) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

**Fine Grading and Mounding**

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or burming is proposed. In all cases, the installation must comply with the City grading and drainage plan. Every effort should be made to make mounding appear natural.

**Water Features, Statuary, Etc.**

Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the Committee, except on lots with view fencing. Such items must be approved by the Committee for installation in the front yard. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing. Statuary must be of earth tones, no painted finishes, and must be approved by the Committee. All functional and/or decorative items must be approved before being placed in the front yard or rear yard with view fencing. (i.e.: swings, benches, stools, etc.).

## **ASSOCIATION RULES**

The following Association rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part of all residents in following these rules will make living at Cooper Commons an enjoyable experience.

### **General Property Restrictions**

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

### **Trash/Recycling Containers and Collection**

#### **Revised 12/01/2010**

No garbage or trash shall be kept on any lot except in covered containers as provided by the City of Chandler. These containers must be stored out of sight except for days of collection. Cans may be put out for collection the evening before pickup and must be taken in the evening of collection.

### **Pets**

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Committee. Dogs must remain on leashes at all times while on Association property. All owners must clean up after their pets.

### **Holiday Lighting**

Temporary holiday decorations are permitted from Thanksgiving through January 15. Any other temporary holiday decorations are permitted so long as they are removed after a reasonable period of time.

### **Machinery and Equipment**

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use so as to not be visible.

### **Vehicles**

No motor vehicle, mobile home, recreational vehicle, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, tent trailer, camper shell, detached camper, boat, boat trailer, hang glider, ultra lights, or other similar equipment or vehicle may be parked or maintained on any Lot or Parcel or on any street in Cooper Commons so as to be visible from neighboring property, the common areas or the streets; provided, however, the provisions of this Section shall not apply to motor vehicles not exceeding

seven (7) feet in height measured from ground level and eighteen (18) feet in length which are parked and used on a regular and recurring basis for basic transportation which are not used for commercial purposes and which do not display any commercial name, telephone number or message of any kind, or trucks trailers and campers parked in areas designated for parking in non-residential Land Use Classifications in connection with permitted commercial activities.

No automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed or repaired upon any Lot, Parcel or street in Cooper Commons, and no inoperable vehicle, including but not limited to vehicles with flat tires, may be stored or parked on any such lot, parcel or street so as to be visible from neighboring property or to be visible from common areas or streets; provided, however, that the provisions of this Section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with, the construction of any improvement approved in writing by the Committee.

### **Parking**

Vehicles of all owners, lessees, and residents, and of their employees, guests and invitees, are to be kept in garages, carports, and residential driveways of the owner, designated spaces in commercial areas, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a lot. Notwithstanding the foregoing, vehicles may not be parked on the streets overnight.