

Executive Board
Arbor Rose Community Association
c/o Horst Property Management
330 Granite Run Drive
PO Box 3330
Lancaster PA 17604-3330

Memorandum

February 5, 2017

To: Arbor Rose Estates Homeowners

From: Executive Board ARCA

Policy Statement 2016-03

Subject: Other Vehicles (FINAL)

Reference: Declaration of Restrictions and Easements Sections 7.3.1, 7.3.2, 7.3.3, 7.7 and 7.18

1. "Other Vehicles" are described in Section 7.7 and include mobile homes, trailers, boats, boat trailers, campers, motorcycles, motor bikes, recreation vehicles, trucks or utility trailers; and construction equipment.
2. This Policy Statement will be maintained consistent with Borough of Mount Joy Zoning and Parking Ordinances at a minimum.
3. Prior Executive Board approval must be obtained in all circumstances that deviate from this Policy statement.
4. No "other vehicles" as defined above will be stored outside or be visibly observed from any other property.
5. No vehicle maintenance of any vehicle other than checking oil, radiator or window washer fluids shall be performed in the driveway on the property. This policy statement does not cover work performed inside the garage when not visible from the street.
6. No Recreational Vehicle or camper shall be parked either at the curb or in the driveway except for one day prior to being used for a trip. Upon returning from a trip, Recreational Vehicles or campers may be parked in the driveway for no more than 48 hours to allow for cleaning and/or other routine maintenance prior to being moved to a permanent storage location. Prior approval from the Board of Directors is required for any variation to these time limits.
7. No recreational vehicle shall be used as a living quarters to include cooking, sleeping, etc. and no electricity or water shall be run to the recreational vehicle without prior Mount Joy Borough and Association approval.
8. Two vehicles each of less than 12,000 pounds gross aggregate weight or one vehicle with gross aggregate weight over 12,000 pounds may be parked in the driveway if used as an individual resident's principal vehicle but must be kept a minimum of 30' from any dwelling on an adjoining lot (Section 270-66 (10) d).
9. This list is not all inclusive and may be adjusted from time to time as circumstance require.
10. Deviations from this policy will require Executive Board prior approval and may require Borough Zoning and Police Department approval.
11. Any homeowner desiring any variance from these guidelines must demonstrate a compelling need and hardship.



Bruce W. Haigh, PE
President ARCA

Policy Statement 2016-03 Final



Gretchen Rothstein
Secretary ARCA