

6. **Commercial Vehicles.** No commercial vehicle shall be parked on any Lot except within a wholly enclosed garage unless such vehicle is temporarily parked for the purpose of serving such Lot. The ARC shall determine whether a vehicle qualifies as a commercial vehicle for purposes of application of this section. Factors to be taken into consideration by the ARC in deciding whether a vehicle qualifies as a commercial vehicle include, but are not limited to, the following:
- a. The extent to which the vehicle has been modified from stock, such as installation/addition of racks, doors, drawers and storage bins;
 - b. Tools and/or equipment mounted or carried (either permanently or temporarily) on the vehicle, e.g., air compressor, welding equipment, generator, winch, hydraulic lifts, gates, cranes, hoists, vacuums, brushes, etc.
 - c. The addition of fences, bordered beds, side stakes or the like to retain supplies, machinery, tools, materials and/or goods;
 - d. Use of the vehicle for storage of equipment, goods, products, materials, tools, etc.;
 - e. The typical and/or actual use for the vehicle;
 - f. Company ownership;
 - g. Carrying capacity; and
 - h. Signage.
- 7 Notwithstanding the provisions of Section 6 above, a commercial vehicle that is used as a primary vehicle may be parked on a driveway if the conditions set forth below are satisfied. A commercial vehicle shall qualify as a primary vehicle if a resident of a Lot uses that vehicle for transportation to and from work at least five (5) out of every seven- (7) days.
- a) The resident must apply (using the attached Commercial Vehicle Application) in writing to, and receive the express written approval from the ARC, for the parking of such a vehicle upon their driveway. The ARC retains the sole and complete discretion on whether or not to approve such an application, except that the ARC may not grant such approval if the vehicle could be parked within the garage on the Lot without the need for alterations to the size of the garage door. No such approval, if any, given by the ARC shall be deemed permanent, in that the ARC may revoke such approval based upon complaints from neighbors or other residents, failure to comply with the provisions of these rules, failure to pay assessments or comply with other provisions of the CC&R's and/or if it finds that the vehicle constitutes an unreasonable intrusion on the harmony of the surrounding areas.

- b) The vehicle must be parked in accordance with the written approval from the ARC and comply with any and all conditions of approval that might be imposed by the ARC. By way of illustration, but without limitation, conditions that the ARC may impose include requirements that the vehicle be screened from view, covered and that tools and equipment be removed from the vehicle while parked on the driveway.

Note: The vehicle must at all times while parked on the driveway, be maintained in a neat and attractive condition.

8. Garages are to be used for the parking of vehicles owned, operated or within the control of the residents of the Lot, up to the garage's maximum designed capacity. Garage doors shall be kept closed except for ingress and egress purposes.
9. Vehicles shall not be restored, improved, altered, repaired and/or fixed on a Lot except within a wholly enclosed garage (i.e., the vehicle and all tools remain inside the garage), with the garage door closed, and in such a manner that is not a nuisance to residents of other Lots. No automobile repair business may be conducted upon a Lot (i.e., repairs conducted on a vehicle not owned or controlled by a resident on the Lot).
10. No trailer, camper, motor home or recreational vehicle shall be used as a residence for either temporary or permanent purposes. Garages may not be used/converted to living quarters.
11. Car covers must be kept in a clean, neat and attractive condition. Only commercial car covers are permitted. Sheets, plastic tarps, etc... are not permitted.
12. Oil pans are allowed for 30 days only. The oil pan must be removed from the driveway whenever the vehicle is not on the driveway.

COMMERCIAL VEHICLE APPLICATION

The purpose of this application is to provide the Architectural Review Committee (ARC) with pertinent information regarding a commercial vehicle that is at your property and wish to apply for approval to keep the vehicle at your home, under certain circumstances. Please answer the questions below and submit it to the ARC for Review. Please take a photo of the vehicle parked in your driveway and have your neighbors sign the neighbor impact form. You may bring your application, photo and neighbor form to the Clubhouse, or mail to: MVRCA at 16010 Rancho Del Lago, Moreno Valley, Calif. 92551. If you have any questions, please feel free to contact the Architectural Administrator at (951) 485-2020.

QUESTIONNAIRE:

1. Type of vehicle; Make: _____ Model: _____ Year: _____ Color: _____
Total length of vehicle: _____ Total amount of gross/ton weight: _____
2. List any special equipment or features such as; ladder racks, storage bins, lights, signs, logos etc. that would be visible when parked in the driveway. _____

PLEASE NOTE: ANY ITEMS THAT ARE IN OR ON THE VEHICLE, I.E. LADDERS, WHEELBARRELS, TANKS, EXPOSED TOOLS, DEBRIS OR OTHER PERSONAL PROPERTY NEEDS TO BE REMOVED WHENEVER THE VEHICLE IS PARKED IN VIEW.

3. Is this your primary work vehicle? Yes _____ No _____
4. Do you own this vehicle? _____ If not, does your employer allow you usage of it?
Yes _____ No _____
5. Number of days each week that this vehicle will be parked in your driveway? _____
6. Approximate hours that it will be parked in your driveway?
Week days/Week nights: From: _____ To: _____
Week-ends: From: _____ To: _____
7. Can this vehicle fit inside your garage? If not, what is preventing it from being in your garage? _____

8. Can this vehicle be screened from view somehow in your side yard? _____
9. Are you the homeowner? _____ Are you the tenant/lessee? _____
If you are a tenant, have you attended the orientation here at the MVRCA Clubhouse and obtained your card(s), and are familiar with the Architectural Guidelines and Rules & Regulations here in the Ranch?
Yes _____ No _____
10. If necessary, can you provide a commercial cover for the vehicle if the ARC believes it might be more aesthetically pleasing to the neighborhood? Yes _____ No _____

Note: If approved by the ARC, this vehicle must be maintained in a neat and attractive condition while parked on the driveway.

Homeowner: _____ Tenant (if applicable)

HOMEOWNER NAME _____
PROPERTY ADDRESS _____
PHONE NUMBER _____

Disclaimer: The ARC retains the sole and complete discretion on whether or not to approve this application, except that the ARC may not grant such approval if the vehicle could be parked within the garage on the lot without the need for alterations to the size of the garage door. No such approval, if any, given by the ARC shall be deemed permanent, in that the ARC may revoke such approval based upon complaints from neighbors or other residents, failure to comply with the provisions of these rules, failure to pay assessments or comply with other provisions of the CC&R's and/or if it finds that the vehicle constitutes an unreasonable intrusion on the harmony of the surrounding areas.

Approved by: _____ Date: _____
Condition(s) if any: _____

MORENO VALLEY RANCH COMMUNITY ASSOCIATION

FACING, ADJACENT AND IMPACTED NEIGHBOR STATEMENT

The application for commercial vehicle status has been made available to my neighbors for review:

Impacted Neighbor
<u>NOT APPLICABLE</u>

Impacted Neighbor
<u>NOT APPLICABLE</u>

Common Area or Back Yard

Adjacent Neighbor
Name _____
Address _____
Signature/Phone number _____

Your House

Adjacent Neighbor
Name _____
Address _____
Signature/Phone number _____

Your Street

Facing Neighbor
Name _____
Address _____
Signature/Phone number _____

Facing Neighbor
Name _____
Address _____
Signature/Phone number _____

Facing Neighbor
Name _____
Address _____
Signature/Phone number _____

SUBMITTED BY:

My neighbors have been told that I am applying for special approval for the opportunity of keeping my commercial type vehicle in my driveway for specified periods of time only. I understand neighbor objections do not in themselves cause denial. However, the Architectural Committee may contact the neighbors to determine their objections, if any, as it relates to the aesthetics in the community or noise nuisance problems (if any have concerns). Name: _____ Date: _____
Address: _____