

## REGULATIONS OF TABB LAKES HOMES ASSOCIATION

The following Revision to Section 1 of the TLHA Regulations were approved by the Board of Directors on July 19, 2016 and became effective as of August 1, 2016. The 2016 Section 1 replaces both the year 2000 Regulation Section 1 and the 2015 Addendum to the 2000 Regulation.

### SECTION 1, PARKING AND VEHICLE STORAGE

#### 1. Commercial Vehicles

Commercial vehicles in the Tabb Lakes community are regulated and are dealt with by York County Code Section 24-1 (ref. footnote). Any concerns over such vehicles parked in the community should be reported directly to York County Zoning and Code Enforcement Office. The county will send an inspector to the property and will issue a notice requiring that the vehicle be removed if the vehicle is found to be in violation of the county requirement.

To report a concern to the County Codes Enforcement Office call 757-890-3523. That office will create a Customer Service Request to have an inspector visit the site. Alternatively go directly to York County's website, [www.yorkcounty.gov](http://www.yorkcounty.gov), and select "Customer Service Request" under "Fast Finds."

#### 2. Prohibited Non-Commercial (Private) Vehicles

None of the following may be stored on any property in TLHA:

- a. Boats longer than 25'
- b. RVs longer than 25'
- c. Trailers (open or cargo) longer than 25'
- d. Tractor rigs
- e. Buses

#### 3. Grandfathered Vehicles

All boats, RVs and trailers grandfathered under the 2000 regulation remain grandfathered under this 2016 revision (reference attached 'Grandfathered List').

#### 4. Permitted Non-Commercial Vehicles: Where to Park on the Lot

- a. Boats, RVs and trailers less than 25' long must be garaged or parked on a paved area alongside the garage. The boat, RV or trailer may not extend beyond the front plane of the home.
- b. The "paved area" may be pavers or a concrete pad to match the driveway. Pavers must be set on a prepared pad and must be kept free from weeds and grass. The pad shall be continuous and of sufficient area that the trailer does not extend beyond the pad. The Architectural Review Committee (ARC) must approve the construction of the paved parking area. The ARC may require that suitable fencing be constructed to minimize unsightliness.

- c. Long-term parking may be conducted in the backyard provided a fence of 6 ft. maximum height shields the vehicle from view from the street.

5. Inoperative Vehicles

- a. An inoperative vehicle (one only) may remain in the driveway as long as it complies with the York County Code requirements (reference York County website: Code section 45a). The County Code defines an “inoperative vehicle” as any motor vehicle which is not in operating condition, or which has been partially or totally disassembled by the removal of tires and wheels, the engine or other essential parts required for operation of the vehicle, or on which there are displayed neither valid license plates nor a valid inspection decal.
- b. An inoperable vehicle has to be kept in the garage or screened from view. This means that an inoperable vehicle in the front driveway needs to be covered with a properly fitting car cover. The privilege of keeping an inoperative vehicle in the driveway will be revoked if the vehicle is routinely left uncovered or if it is unsightly due to any other cause.

Revised 2019 York  
County Code,  
Section 15-49.

6. Other Related Issues

RVs, boats and trailers may be parked in driveways for up to 2 weeks on an occasional basis for the purposes of cleaning, repairing, and loading/unloading.

*Footnote:*

*Sec. 24.1-271. Accessory uses permitted in conjunction with residential uses.*

*Sec. 24.1-281. General requirements for home occupations.*

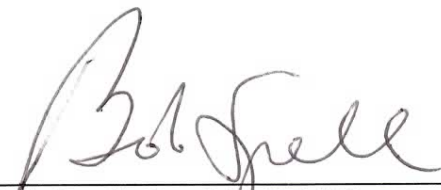
## RESOLUTION 2016-07-19 APPROVAL

### Vehicle Parking Regulations

The Tabb Lakes Homes Association Board of Directors approved this Resolution # 2016-07-19 on July 19, 2016. The voting went as follows:

<u>Title</u>	<u>Name</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Abstained</u>
President	Robert Spell	X		
Vice President	Keith Ebert	X		
Member	Dave West	X		
Member	Ron Maddox	X		
Member	Bill Hopkins	X		

7/19/2016  
Date

  
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Bob Spell, President TLHA

**TLHA VEHICLE GRANDFATHER LIST** Updated 4/19/22

<b>No</b>	<b>Street</b>	<b>Type</b>	<b>Year/Make/Model/Length/Acq'd/ Lic #</b>
<b>1</b>	109 Leslie Lane	<b>BOAT</b>	1) 1982 Cruiser, model Holiday 25' Acqd in 1988 3401PP 2) Unk Sears Small 12' 1992 None
<b>2</b>	103 Shallow Lagoon	<b>TRAILER</b>	1997 Unknown Single axle 8' 1997 27501TR 1) 1999 Alumacraft, model 1236, 12' Acq'd in 2000 VA 6237 AS 2) 1983 MacGregor, model MacGregor 25, 24' 11" 1984 VA 6401 KK
<b>3</b>	210 Tiger Run	<b>BOAT</b>	1996 Regal Destiny, model 200 20' 1998