

Longcreek Plantation LLC

Longcreek HOA Board Interpretation and Position Paper

Temporary Residences

References

(Covenants) Restrictions and Easements, Longcreek Plantation Subdivision (Book U 196 Page 001).

Covenant Requirements

The referenced Covenant provide the following requirements:

Use of Outbuildings and Similar Structures. No structure of a temporary nature, unless approved in writing by the Architectural Control Committee, shall be erected or allowed to remain on any Lot. No trailer, camper, shack, tent, garage, barn or other structure of a similar nature shall be used as a residence, either temporarily or permanently, unless approved by the Architectural Control Committee; provided, this paragraph shall not be construed to prevent those engaged in construction from using sheds or other temporary structures during construction.

Allowed Temporary Activities

The Covenants are not intended to restricts guests from visiting a residence. The following do not require Architectural Control Committee (ACC) approval:

- Guests staying within the main residence or an accessory dwelling unit.
- Guests staying for a short duration (less than a month) in a camper or recreational vehicle (RV).

Longer-Term Temporary Guests Requiring ACC Approval

If a resident wants to have person(s) stay for an extended period living in an RV, camper, or other vehicle (longer than a month), ACC approval is required as noted above. ACC approval will rarely be granted. The HOA Board reviews ACC decisions and Board approval would also be required.

The ACC will not approve permanent use of an RV, camper, or other vehicle.

In order to obtain ACC approval for a temporary residence, the details of the temporary residence must be submitted to the ACC for approval. This includes:

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- Details regarding the type and location of the temporary residence.
- Start date and end date for the temporary residents. The end date cannot be open ended.

ACC approval is unlikely for a longer end date such as three months. ACC approval will not be granted for a temporary residence for the duration of a home or other structure construction.

The HOA Board may hire an HOA-type lawyer to issue a legal cease-and-desist order for violating this Covenant requirement.