

**BOARD OF DIRECTORS
CRUMBACHER ESTATES OWNERS ASSOCIATION**

Policy #011

Temporary Residences

Approved: January 30, 2017

The Protective Covenants of Crumbacher Estates state that "a mobile house trailer, camper, or other temporary shelter may be used as a temporary residence, during construction of a permanent residence, for no more than twelve months." The covenants further state that "lots shall only be permanently improved with single family residential structures, together with such other improvements and structures as are necessary or customarily incident to the lot purposes...."

The language of these covenants indicates an intention on the part of the original covenant creators to prevent recreational vehicles and other types of temporary shelters from being used as residences within the Crumbacher Estates development. Exception was given only when construction of a permanent residence was in progress. It is also recognized and considered reasonable that residents may have guests reside at their property in recreational vehicles or temporary shelters during their stay.

The Board of Directors will allow the use of recreational vehicles or other temporary shelters as ancillary dwellings for residents who are not the primary resident, lot owner, or association member for a period not to exceed two months. Such residence that exceeds two months must be given prior written approval by the Board of Directors, including owners who are constructing their primary residence. Approval shall only be given if the residence is in compliance with applicable codes, such as building, electrical, plumbing, and public health. In no case shall the Board of Directors grant such residence in excess of twelve months.

Should any such residence become an annoyance or nuisance to the association, or be found to be out of compliance with applicable codes, the Board of Directors shall rescind approval and require that the temporary residence be removed. Such action shall be carried out in conjunction with applicable covenant enforcement policies.