

12 WIDE PARK TRAILERS

BY-LAWS PVCOA, ARTICLE I - DEFINITIONS

Section 15. "Recreational Vehicle (RV)" shall mean a vehicle or park trailer designed as a temporary living quarters for recreational camping, travel, or seasonal use. RVs may have their own motor power (as are motor homes) or may be towed by another vehicle (as are travel trailers, 5th wheel travel trailers and ~~certain park model trailers that may be transported without requiring a special permit from the state highway department~~). Specifically excluded from the above are mobile homes, pop-up campers, truck campers, and homemade and/or converted vehicles, trailers and buses. Specifically included in the above are factory manufactured conversion buses.

CCR (COVENANTS) PVCOA, ARTICLE X - USE RESTRICTIONS

Section 2. Recreational Vehicle Use and Related Structures Only (Residential Use Forbidden).

(b) Only recreational vehicles (RVs) meeting the following criteria shall be allowed on the Lots:

1. No unit shall exceed ~~105~~ 152 inches in width and 45 feet in length including tongue and hitch.
2. If any unit has slide-out or tip-out room, the width of the unit with the room extended shall not exceed 175 inches.
3. All units must have one black water holding tank, with knife valves to open and close to control fluids.
4. ~~All units must have marine flush toilets (approximately one pint of water per flushing).~~ Blank Intentionally.
5. ~~No unit shall have a shingled or pitched roof.~~ Park trailer exterior wall and roof colors and roof materials shall be as specified for Permanent Buildings, (Section 26), except that white is an approved exterior wall color.
6. All units must be set up on the Lot as to be moved in a reasonable time frame (axles, wheels, tires, etc., must be left affixed).
7. No entrance service may be larger than 100 amps, 220 volt, 60 Hertz.
8. No LP bottle can be larger than 40 pounds, unless factory installed, and no more than two per unit.
9. ~~No unit may have a central air conditioner that is pad mounted.~~ All air conditioners must be recreational vehicle type, except that park trailers may have an exterior unit, installed either under or adjacent to the park trailer. The installation of any exterior air conditioner requires a specific park permit and is subject to further restrictions and requirements, as may be adopted by the Board to mitigate noise and appearance.
10. Square footage cannot exceed 400 square feet.
11. RV's outside skin must conform to factory installed RVIA or RPTIA ~~aluminum or fiberglass.~~ approved materials

DISCUSSION: Wider park trailers are commonly referred to as "12 wide". In fact 400 square feet is the criteria governing size. 12' 8" is proposed as the absolute width limit should a "12 wide" field measure over 12'. A Wide Load Permit is required for transport on a public highway for loads in excess of 8.5' in width.

Wider park trailers are built with hip roofs. Exterior colors are proposed the same as our (cabins) Permanent Buildings except White is added. Park trailer color and materials will be a personal preference just as for a Permanent Building. As proposed, a park trailer could match other structures or retain the current "white" look, which gives owners choices just as enjoyed for motor homes, fifth wheels, travel trailers, etc..

Exterior air conditioning (not roof RV) is of two types; package unit (1 piece) and air handler and compressor (2 piece). Both require a unit be installed outside of the park trailer. Covenants are not the place for detail install requirements that change with technology and environmental legislation. The goal here is to mitigate noise and unsightly conditions. Careful placement and visual screening will accomplish this goal. Modern units are usually more quiet than RV roof units which can be heard at some distance because of height.

"12 wide" park trailers are less expensive to heat / cool, maintain over time and have no tip out / slides. The walls and ceilings have higher "R" values. They need less space on your lot since they are regular in shape; 12 x 34 vs. (typical) 14 x 40 irregular.

APPROVE 12 WIDE PARK TRAILERS

YES

NO

MAIL THIS BACK TO PVC

SEE OTHER SIDE

↓
VOTE
↓