

Kahler Glen Architectural Standards

Construction Process Introduction

You will soon begin the process of new construction at Kahler Glen. To expedite this process, the Kahler Glen Community Association (KGCA) Board has prepared an application form for your use. When completed, this form, along with one set of current design drawings, a color board and a non-refundable \$200 application fee (\$50 of which goes toward your lot's portion of the community water meter reading equipment), is to be submitted to the Board. Upon receipt of the required materials, the Board and its Architectural Control Committee (ACC) will promptly review for covenant compliance. Before Chelan County will issue a permit for construction, Board approval is required. A listing of required exhibits is attached.

The goal of this process is to encourage an efficient and appropriate building process that complies with the covenants and with other building and utility system requirements. While the Board is not in the business of building design, its members, the Architectural Control Committee, and the KGCA Manager will attempt to be helpful in answering questions that deal with building in this unique climate.

For exterior remodel projects, one set of the revised plans, a site plan if impacted, and new elevations shall be submitted along with new colors, if appropriate. No filing fee is required.

Please ensure that you have a copy of the Kahler Glen Protective Covenants, Conditions & Restrictions (CCRs) and are familiar with the sections that address building. A PDF of the CCRs is available on the KGCA website, kahlerglencommunity.org (see Governing Documents). The CCRs' purpose is to create a suitable environment for all residents. They allow for individual preferences while protecting the real estate values and integrity of our community. Article 5 and the portion of Article 6 of the CCRs pertaining to building is included in this packet.

The CCRs require landscaping for new residences. This plan is to be implemented within one year of receipt of your Certificate of Occupancy from Chelan County. A copy of the landscape requirements is attached.

Construction is to be completed as to "exterior appearance," including exterior painting, within six (6) months from the start of framing. Framing shall be started within six (6) months of pouring the foundation.

Prior to the start of any site disturbance (excavation and clearing), a temporary erosion control system must be installed along the perimeters of the disturbed area. This system shall remain in place until ground cover is established. In addition, exposed earth shall be reseeded, protected with straw or fabric, or landscaped within a reasonable time, not to exceed sixty (60) days.

Applicants who have purchased lots 40 or 45 will need to submit a soils report with their permit application to Chelan County. This requirement is noted in the original *Soils and Geology Technical Report* prepared by AZA AGRA, Inc. dated 06-01-93.

Attachment 1
Kahler Glen Design Review Application

Date submitted: _____

Applicant name: _____

Address: _____

Phone number: (H) _____ (C) _____ (W) _____

Site address: _____

Exhibits submitted (only complete applications will be reviewed):

___ Completed application

___ Site plan

___ Floor plan

___ Exterior elevations

___ Color Board

___ \$200 Application fee (check made out to Kahler Glen Community Association)

___ Contractor's name, address and phone number

___ Landscape plan (if not included now, I acknowledge it will be submitted later)

Date received: _____

ACC comments: _____

Committee action taken: _____

___ Pre-project photos taken documenting existing conditions Date: _____

Attachment 2

Exhibits for Architectural Review

In addition to the completed Design Review Application form (attached), building applications for review by the Board shall contain the following exhibits:

Site Plan

Drawn to scale, minimum 1 inch = 20 feet, indicating the building location and conformance with Chelan County and Kahler Glen CCRs required setbacks. The required parking, minimum of four (4) vehicles including garage, shall be indicated and driveway material shall be noted (concrete or asphalt). Screening for refuse containers, propane tanks, dog runs and wood storage shall be located and detailed.

Water service location and point connections shall be located and detailed.

Finish grades shall be shown along with the proposed elevations for garage slab and finished floors. If rockeries are required, these shall be located and heights indicated.

Home or lots adjacent to the golf course shall be sited in a manner that minimizes the need for “off structure” protection (nets) from golf balls. Be mindful of the location of decks, windows and outside activity areas. Plans for nets or screens must be submitted for Board approval prior to installation.

The site plan shall indicate areas for snow storage in the winter months. These areas are to be adjacent to the roadway and/or driveway. Please refer to the attached Landscape Standards for more specifics.

The way storm water will be controlled shall be noted on the site exhibit. This should be coordinated with the final landscape plan.

One element of the site plan will be the temporary erosion control system. Refer to the attached Contractor Information sheets.

Applicants are encouraged to stake out the proposed residence on their lot prior to making an application.

Floor Plans

Drawn to scale and indicating room designations. Gross floor areas are to be noted per floor. The required storage space (100 square feet) shall be identified in the garage area. One-story homes shall contain no less than 1,500 square feet of floor area. Two-story homes shall have a minimum main floor area of 1,250 square feet. No home shall contain more than three (3) bedrooms.

Exterior Elevations

Drawn to scale with all materials clearly identified. Vertical dimensions shall be clearly shown. The elevations shall reflect the topographic profile of the proposed site. The roof

system shall qualify as a Class A roof. Building heights are determined by Chelan County codes.

Color Board

Samples of the proposed siding, trim, roofing, stone veneer, window frame and exterior door materials shall be mounted on an 8.5 x 11-inch or 8.5 x 14-inch illustration board. The color of each (2 x 3 inch samples) is to be identified as to manufacturer and number.

Exterior colors shall be limited to neutrals, earth tones and soft colors.

Landscape Plan

Prior to commencing landscape work on the site, a planting plan, legend and details must be submitted to and approved by the Board and the ACC. This exhibit shall indicate the method of irrigation proposed. Refer to the attached Landscape Standards information.

Exterior Lighting

Exterior lighting is limited to 450 lumens and must be directed downward. In addition, limit controls (motion detectors, timers or photo cells) are strongly encouraged to minimize general area illumination and optimize power usage.

If construction plans change, one set of the revised plans, a site plan if impacted, and new exterior elevations along with new colors, if applicable, must be submitted to the KGCA Board. No additional filing fee is required.

Attachment 3

Contractor Information

Following are the approved practices for contractors to be used by property owners planning to build or remodel at Kahler Glen. Please read carefully and discuss these issues with your contractor prior to the start of construction. It is important that both you and your contractor, as well as any subcontractors, understand and are prepared to follow these practices.

Permits

- Building permits must be posted, visible and readily accessible.

Roadways

- All drainage ditches next to the property must remain open.
- Both you and your contractor are responsible for damage to roadways and/or road shoulders. This includes damage discovered after construction has been completed.
- Contractors shall obey posted late winter/early spring restrictions for vehicle weight. Heavy vehicles on roads when they are freezing and thawing can cause significant damage. Chelan County has similar seasonal road restrictions.

Debris Containment

- Excess debris shall be contained in a covered dumpster, trailer with slides or truck bed, etc. At all times the site is to be kept neat. Dumpsters shall be placed on the building site wherever possible. Please do not leave food wrappers or scraps where crows can reach and spread them.
- No contractor debris is allowed in the Community dumpsters.

Material Staging

- If possible, materials should be placed on the project building lot.
- If topography makes it necessary to use the roadway, a minimum 20-foot clear path must be maintained for emergency passage. If this option is anticipated, please discuss details with the KGCA Manager prior to beginning the project.
- Wherever the paved area and/or shoulder are to be used, your contractor is responsible for maintaining the area in a manner that ensures public safety. When your home is complete, your contractor must restore the area to pre-project condition (as documented by the Architectural Committee).

Cleanliness

- Construction dirt on the roadways is the responsibility of your contractor. Excess dirt and rock must be removed regularly to protect passing vehicles and maintain a clean appearance.
- Excess dirt and rock may not be disposed of at Kahler Glen without prior written approval of the KGCA Manager.

Temporary Erosion Control

- When clearing the lot, the resultant exposed earth must immediately be covered with straw or fabric to stabilize the surface material and help reduce erosion during construction.
- A properly installed filter fence or straw bales shall be placed along the perimeters of the proposed disturbed site area. Installation should occur prior to any excavation or clearing activities. The system shall be maintained until ground cover is established.

Dust Control

- Your contractor is responsible for some form of dust control. If local water is to be used, please check with the KGCA Manager to learn what water sources are available.

Utilities

- A temporary power pole and electrical service panel are required for each project during construction. Use of Community power is strictly prohibited.
- Water and sewer connections should be located prior to beginning construction. The water should be connected as soon as possible after that time.
- Installation of a Master Meter 3G wireless radio-read water meter is required. Please check with the KGCA Manager for details. The KGCA Manager must be notified when installation is complete so it can be synced with the KGCA meter reading equipment.

Sanitary Station

- A sanitary unit located on the construction site is required on each job site at the beginning and throughout the project.

Easements

- Easements for roads, paths, water systems, septic systems, utilities and drainage are reserved as delineated on the plats. Within these easements, no structure, planting or other material shall be placed or permitted to remain that may damage or interfere with the maintenance of roads, paths, water systems, septic systems or utilities; impact the ability to cost effectively remove snow; or change the direction or obstruct or retard the flow of drainage channels in the easements.

Construction Hours and Noise Control

- Construction hours are limited to Monday through Friday, 7 a.m. to 6 p.m.
- Interior construction that does not cause noise affecting nearby homes or the golf course can be done on weekends during the same hours.
- Exceptions can be made in extreme emergencies with approval from the KGCA Board President or Manager.
- Consider the impact on adjacent properties and golfers when using radios and other sound equipment.

Dog Control

- No contractor's dogs allowed during construction.

Completion Timing

- Construction is to be completed within one year from ground breaking and landscaping within one year of occupancy. Fines may be assessed for noncompliance per the KGCA Fine Policy.

Thank you for respecting your neighbors at Kahler Glen by making certain your contractor follows these guidelines. Please provide your contractor with a copy of these requirements and ensure they are being followed throughout the process.

Attachment 4
Landscape Standards

A landscape plan must be approved before landscaping begins. Landscaping must be substantially completed within one (1) year of receipt of your Certificate of Occupancy from Chelan County. An Owner may request an extension of this provision from the Board.

The landscape plan should include the combination of trees, shrubs and ground covers that will be used on the property. Native plants are recommended: all native plants are acceptable except any identified by Chelan County as noxious or pests. Refer to Chelan County Noxious Weed Control Board, "Class A and B Designated Noxious Weeds in Chelan County" (see Weed List at www.co.chelan.wa.us). The manner of irrigation shall be defined.

In formulating your plan, consider the following:

- Plantings should not unreasonably impinge on any other homeowner's view.
- Plantings should allow access to all easements for golf course maintenance. Golf course easements must be left clear to allow for course use and maintenance.
- Plantings should allow access to all easements for septic maintenance. There should be no interference with the septic systems.
- Kahler Glen is a "firewise" community. Firewise landscaping is the practice of designing, installing, and maintaining a landscape to minimize fire hazard to structures, residents and neighbors. Kahler Glen landscape plans must include low flammable plants and proper spacing of trees and shrubs. More information and planting suggestions can be found at www.firewise.org and www.co.chelan.wa.us (search for firewise).
- It is a requirement that space be left on each property for snow storage. Each individual property owner is responsible for storage of snow cleared from their property and half the snow from the adjacent road if no other option is available.
- No shrubs or trees should be planted that might interfere with snow plowing or snow storage from the road. Setback for shrubs and trees for snow plowing or snow storage is fifteen (15) feet from the road on flat lots and twenty-five (25) feet on sloping lots (defined as those lots designated as needing further geotechnical study in the Architecture Plan.)
- There are five-foot easements along the interior lot lines. Plantings in these areas must not interfere with underground utilities or roads or their maintenance. Property owners may be required to remove plantings that interfere at their own expense.
- Plantings along interior lot lines must not interfere with drainage channels. There must be no interference with the natural and existing drainage channels.

- Protective netting requires a special waiver from the KGCA Board. If used, it must be the minimum necessary to accomplish the purpose and must be hung to minimize visibility.
- Fencing and walls are not allowed but if no other option is available, they must conform to the natural appearance standards of Kahler Glen and harmonize with the appearance of the residence. They should be minimal and must remedy a hazardous or unusual situation. If required, a special waiver from the KGCA Board must be requested.
- Ponds or water features must recycle water with a minimum of loss.
- A planted, low berm or swale is suggested for the down-slope edge of lots adjacent to the golf course. This will help prevent storm water run-off in the long term.
- Allow for plant growth in your plan.

Your landscaping plan, submitted to the Architectural Control Committee, is to be a copy of a site plan, drawn to scale. In addition to indicating plant locations and quantities, this plan must:

- Specify the plants by scientific or common name.
- Indicate all rockeries, patios, walls or other permanent constructions.
- Show all grading or other alteration of the topography.
- Show installed irrigation systems. All lots excluding lots 55 through 71 must be connected to the golf course irrigation system, not the potable water system. Lots 55 through 71 may be connected to the potable water system through a back-flow prevention device approved by the KGCA Manager prior to installation. The device must be inspected annually by a certified Backflow Assembly Tester (BAT); a copy of each annual testing certification must be filed with the KGCA Manager.

Any revision of the landscaping (re-planting, re-grading, etc.) that would result in a significant change in appearance, drainage, easement access or any feature of the CCRs must be approved by the KGCA Board before it is implemented.

Attachment 5
Landscaping Plan Application

Date submitted: _____

Applicant name: _____

Phone number: (H) _____ (C) _____ (W) _____

Site address: _____

___ Landscape plan attached

Certificate of Occupancy date: _____

Projected landscape start date: _____

Projected finish date: _____

The following is to be completed by a Kahler Glen Architectural Committee representative.

Date received: _____

Date reviewed: _____

Committee action:

___ Recommend approval to the Board

___ Recommend approval as noted: _____

___ Plan returned to applicant for revisions listed: _____

Committee representative signature: _____

Date: _____

Attachment 6

Septic System Care and Maintenance

The Kahler Glen Community Association maintains the septic systems. Upkeep is paid for with dues. To keep maintenance costs down and avoid raising dues, the KGCA Board strongly urges you to do everything possible to follow the rules regarding safe and efficient use of our septic systems.

Briefly, if too many solids go down the drains, the underground tanks fill up and need to be pumped. The pumping process is costly. On average, pumping is done every 3-5 years. It is an advantage to all community members to be careful about what goes down our drains. Cooperation is necessary to keep costs down.

Septic System Rules

- No kitchen sink garbage disposals are allowed. Garbage disposals increase the level of solids going into the system.
- Do not putting eggshells, bones, meat, coffee grounds or fat down the drain. These items will not break down and leave the underground tank.
- Only liquid soaps should be used for everything: dishes, laundry and bathing. Solid soap will eventually re-form, clogging up the septic tank and drain field.
- Flush only biodegradable products down the toilet.
- Only septic safe toilet paper should be used. Information about septic safe toilet paper is available on the Internet.
- Do not flush or put harmful chemicals such as paints, varnishes, thinner, waste oil or pesticides down the drain. Do not use bleach for laundry. These can destroy the biological action in the system and pollute the environment.

Attachment 7

Article 5. Architectural Control

The following is a restatement of Article 5 and a portion of Article 6 from the Kahler Glen Protective Covenants, Conditions & Restrictions (CCRs).

Article 5. ARCHITECTURAL CONTROL

Section 5.1 Construction and Exterior Alterations or Repairs. All Structures (including, without limitation, buildings, concrete or masonry walls, rockeries, driveways, fences, hedges, swimming pools, or other Structures) to be constructed, erected, placed or altered within the Property, all exterior alterations (including, but not limited to, re-roofing or repainting with a different color or material) of any Structure visible from any street or other Lot or Condominium, and any substantial or significant construction or alteration of landscaping on the Property must be approved by the Board in accordance with this Section. Rebuilding, repairing or replacing Structures without altering the original design or materials (as they may have been previously altered with Board Approval) does not require Board approval.

5.1.1 An Architectural Control Committee (“ACC”) composed of three or more representatives shall be appointed by the Board to act in an advisory capacity to the Board for architectural control covenant compliance.

5.1.2 Two sets of preliminary documents of all proposed buildings, other Structures, alternations to the exterior of a Structure that do not conform to the original design or materials (as they may have been previously altered with Board approval), or new landscaping shall be submitted to the ACC. Construction, alteration or repair shall not be started until written approval is given by the Board pursuant to the Article. The preliminary documents for new construction shall include a site plan reflecting the actual site topography, floor plans, two exterior elevations indicating proposed exterior materials, and a color Board indicating all proposed exterior colors. Owners shall contact the ACC to identify the content and types of documents or exhibits that the ACC requires for approval of exterior alterations and new landscaping. All submitted documents shall reflect the criteria noted within this Declaration pertaining to architectural guidelines for the Association. Only complete applications will be reviewed by the ACC. Incomplete applications, or applications that are not in compliance with this Declaration, will negate the time line noted below.

5.1.3 In evaluating any design, the ACC may consider the suitability of the proposed building or other Structure, the material of which it is to be built, the exterior color scheme, the site upon which such building or Structure is proposed to be built, the harmony thereof with the surroundings, and the effect or impairment that such building or Structure will have on the view or outlook of surrounding Lots, Condominiums or roads, compliance with the Plats, and any and all other factors which, in the ACC’s opinion, may

affect the desirability or suitability of the proposed building or Structure, or improvement or exterior alteration or repair thereof.

5.1.4 Applications for ACC review shall be submitted at least 14 days prior to the monthly Board meeting. The ACC will offer its recommendation on completed applications to the Board at its next regularly scheduled meeting. A verbal statement of findings will be issued immediately by the Board with a written statement of findings to follow.

5.1.5 Building permit application with the County should not be initiated until the applicant has received Board approval. One set of preliminary documents will be returned to the applicant and one set will be retained by the ACC. The ACC may, but shall not be required to, monitor construction to determine if it is proceeding in accordance with approved documents.

Section 5.2 Maximum Height. The maximum height of any building shall conform with County codes and regulations.

Section 5.3 Off-Street Parking Requirements. At the time a structure is built on a Lot, adequate off street parking for at least four cars shall be provided on the Lot. A minimum of a two-car garage with a garage door must be provided for all new Homes while the additional parking may be permitted in paved areas for that purpose or driveways. All driveways shall be constructed of asphalt paving or concrete unless otherwise approved by the Board.

Section 5.4 Garage Size. The minimum size for a two-car enclosed garage is 500 square feet. The minimum size for a three-car garage is 700 square feet of which 100 square feet must be dedicated for storage. Additional garage bays of 200 square feet each may be added. The Board will consider a garage of lesser square footage if the owner chooses to provide storage as part of the main residence or in a separate building set aside for storage.

Section 5.5 Disturbed Earth. Prior to site disturbance a temporary erosion control system shall be installed. Removal and disruption of vegetative cover shall be minimized to protect the existing vegetation to the fullest extent possible. Disturbed areas shall be reseeded, protected or landscaped within a reasonable period not to exceed 60 days from vegetation removal. Temporary erosion control shall be maintained until vegetation or appropriate barrier is established.

Section 5.6 Approval of Contractors. All buildings or structures shall be erected or constructed, al all exterior alterations or repairs made, by a contractor, house builder or other person or entity approved by the Board, which approval may not be unreasonable withheld.

Section 5.7 Existing Structures. No existing building or Structure, except for temporary structures used by builders during construction, may be moved onto a Lot without approval of the Board.

Section 5.8 Materials. The use of new materials on all exterior surfaces shall be required, except that used brick is permissible. No reflective finishes (other than glass or hardware fixtures) shall be used on exterior surfaces, including, but not limited to, exterior surface of any of the following: roofs, all projections above roofs, fences, doors, trims, window frames, pipes, equipment and mailboxes.

Section 5.9 Roof Materials. No building or structure shall be permitted on any Lot without a Class A roof.

Section 5.10 Dwelling Size. No Home shall be constructed having a fully enclosed main floor living area of less than 1,500 square feet (not including garages, balconies, patios, porches and the like), unless waived in writing by the Board. Each Home is limited to a maximum of three bedrooms. A two-story Home must have a fully enclosed main floor area of at least 1,250 square feet, unless waived in writing by the Board.

Section 5.11 Fences. No fences may be constructed without prior written approval by the Board. Any fence that is built must be maintained in a desirable manner, so that the fence is not broken, leaning, or otherwise have a shabby appearance. Protective netting or screening shall also be subject to prior approval by the Board.

Section 5.12 Swimming Pools and Recreational Structures. The Board shall have the right to disapprove the design or installation of a swimming pool, hot tub or any other recreational structure or equipment deemed undesirable, in the ACC's reasonable opinion, based on aesthetic factors or otherwise. The ACC may consider the visual impact of the proposed structure or equipment and the noise impact of the related activities upon all nearby Lots, Condominiums or Common Areas. Any enclosure or cover used in connection with such a recreational structure or equipment whether temporary, collapsible, or seasonal, shall be treated as a permanent structure for the purposes of this Article, and shall be subject to all the conditions, restrictions, and requirements as set forth herein for all buildings and Structures.

Section 5.13 Time of Completion. Any dwelling or structure erected on a Lot (except Condominiums) shall be completed as to external appearance, including finished painting, within one year from the date of construction start; provided, however, that such period for completion shall be extended sufficiently to compensate for unavoidable delays caused by acts of God, strikes, embargoes, hostilities, seizures, order of governmental authorities or any other interruption beyond the control of the owner. Winter weather is not an acceptable reason to delay construction.

Section 5.14 Spark Arrestors. Spark arrestors of a type approved by the County Fire District must be installed on all chimneys of wood burning fireplaces.

Section 5.15 Exterior Add-ons. No awnings, air conditioning units, or other projections may be placed on or hung from the exterior of any home unless they have been approved by the Board.

Section 5.16 Water Conservation. All Homes and Condominium Units shall incorporate water conservation devices including, but not limited to, shower flow restrictions, low-volume flush toilets and water conserving appliances.

Section 5.17 Septic Systems. Each Home and Condominium show use the septic system allocated to it on the Plats. Each Lot Owner at their sole cost and expense shall be responsible for installing and maintaining a sewer vent pipe charcoal filter to mitigate the impacts of sewer gas odor on the community if requested by the Board.

Section 5.18 Electrical and Telephone Service. No outdoor overhead wire or service drop for the distribution of electrical energy or for telecommunication purposes, nor any pole, tower or other structure supporting said outdoor overhead wires shall be erected, placed or maintained except for a temporary power pole during construction. All Owners shall use underground service to connect to the underground electrical or telecommunication facilities.

Section 5.19 Landscaping. The landscaping approved by the Board must be substantially completed on each Lot or Condominium within one year from the date the dwelling is first occupied. Landscaping shall be designed so that it does not impact winter snow removal or snow storage adjacent to the road and to avoid danger of fire spreading two adjacent Lots and Condominiums. The Board may, after Notice and Opportunity to be Heard, require, at the Owner's expense, the trimming, topping or, if deemed necessary by the Board, removal of any tree, hedge or shrub on a Lot or Condominium property that the ACC determines is (a) unreasonably blocking or interfering with the view or access to sunlight of another Lot or any Common Area, (b) may be detrimental to the integrity of the community's infrastructure (road, septic system, water lines), (c) is dangerous due to the risk of falling and injuring persons or property or (d) is a fire hazard. The Board shall conduct the hearing if requested by the Owner and determine whether any tree, hedge or shrub should be trimmed, topped or removed and such determination shall be conclusive. All fruit trees shall be kept insect and disease free. Subsequent changes to the landscaping must also be approved by the Board prior to making the proposed changes.

Section 5.20 Architectural Guidelines. Subject to approval by the Board, the ACC may adopt or amend architectural guidelines consistent with this Declaration for making its recommendations hereunder.

Section 5. 21 Building Permits. No Structure maybe erected, altered, placed or permitted to remain on any Lot unless the Structure complies with the Plats and with applicable building codes. The Board may require that the Owner furnish the ACC with evidence that all necessary permits have been obtained for any work on a Lot for which Board approval is required under this Article prior to commencement of the work.

Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS

Section 6.1 Home and yard maintenance. Except for such maintenance and repairs which are to be performed by the Association pursuant to the provisions of this Declaration, each owner, at said owner's cost and expense, shall promptly and continuously maintain, repair, replace and restore the Home and other Structures or improvements on the Owner's Lot in a good, clean, attractive, safe and sanitary condition and in full compliance with all applicable laws, the provisions of this declaration, in any rules and regulations of the association. If any Owner fails to maintain, repair, replace or restore the Owner's Home or other Structures located on the Lot, or the Owner's Lot, the Association may, after Notice and Opportunity to be Heard, at the Owner's cost and expense, maintain, repair, replace or restore such items or areas and the Owner shall pay or reimburse the association on demand for all such costs and expenses. All trees, hedges, shrubs, and flowers shall be kept in an attractive, neat, trimmed and pruned condition. Lots shall be kept free of noxious weeds. Owner shall not allow their Lot/Property to become overgrown or unkempt so as to create a visual nuisance or fire hazard. Leaves, clippings, and dead plants and other yard waste shall be placed in a compost pile or appropriate containers for disposal.

Section 6.2 Restrictions on Storage. No Owner of a Home shall store or allow any occupant or tenant to store any trailers, boats, motor homes, recreational vehicles, motorcycles, or trucks over two tons or any disabled or inoperable motor vehicle on the Property unless any such vehicle is completely enclosed and hidden from view within a garage or stored within such other enclosure on the Owner's Lot as may be approved in advance by the Board. Owners of Condominium units made park or store golf carts, boats, trailers in their carports, if permitted by their Condominium. An Owner may request a waiver of this provision from the Board, which it may grant if, in its sole discretion, it determines that the proposed item and location will not adversely affect any neighboring Owners. In addition to being subject to fines, violations of this Section shall subject such vehicles to impound, at the expense and risk of the owner thereof.