

ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

POLICY REGARDING ENFORCEMENT OF DECLARATION OF COVENANTS SECTION 8.7(F) REGARDING VEHICLES AS “UNSIGHTLY ARTICLES”

PURPOSE: To provide guidance regarding the application of Rock Creek Master Declaration of Covenants, Conditions and Restrictions, Section 8.7(F)’s ban on “Unsightly Articles” as applied to certain vehicles usable for recreational and work purposes.

AUTHORITY: The following procedures have been adopted pursuant to the provisions of C.R.S. 38-33.3-302(1)(a)

EFFECTIVE DATE: August 26, 2026

BACKGROUND: Section 8.7(F) of the Rock Creek Master Declaration of Covenants, Conditions and Restrictions (the “Declaration”) is entitled “Unsightly Articles” and generally bars homeowners from permitting “unsightly articles” to remain on any Lot so as to be visible from adjoining property or public or private thoroughfares. The section lists a variety of articles, including broad classes of vehicles, that may be “unsightly” but that, if read too broadly, would bar vehicles that are or can be used for daily driving purposes, are not considered inherently unsightly by a majority of Rock Creek homeowners, or might be classified within a banned category purely based on interior modification that are not visible from outside the vehicle and, therefore, cannot possibly be “unsightly”.

While “recreation vehicles” are listed in Section 8.7(F), the term is not defined, and the section provides no means of distinguishing between, for example, a van or SUV in unmodified form used as a daily driver and a vehicle used for camping or travel purposes and built on that same van or SUV platform.

In addressing homeowner inquiries and appeals, the Board of Directors have in the past determined that certain classes of vehicles, while outfitted to allow for recreational use, would not be banned in Section 8.7(F) in unmodified form and, hence, are not disallowed under the Declaration. Such allowances have included van-based vehicles (aka “Class B” camper vans) marketed or used for camping and travel purposes. In many cases, homeowners have made major investments in such vehicles based on previous determinations by the Board of Directors that they are not disallowed under Section 8.7(F).

Finally, many of the general vehicle categories that might be disallowed under an overly broad reading of Section 8.7(F) are not barred under the Town of Superior Municipal Code’s regulation of on-street parking, while parking on the street reduces available parking and may be more obstructive than parking in the homeowner’s driveway.

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RESOLUTION: In light of the foregoing background, the Board of Directors adopts the Resolution set forth below:

- (1) Section 8.7(F)'s prohibition on "recreation vehicles" (undefined in the Declarations) and "campers" shall not apply to well-maintained vehicles in the following classes:
 - a. Van and pickup truck-based motorized vehicles used for everyday driving and recreational purposes, regardless of the inclusion of internal modifications such as plumbing, electrical and sleeping systems that allow for travel or overnight camping activities. Such vehicles must be in well-maintained and not unsightly condition and must be no longer than 25 ft. in length (exclusive of common external modifications such as brush guards, bike racks, spare tire carriers, etc.) and may, in no event, extend into the sidewalk area.
 - b. Other modified passenger vehicles: A wide variety of passenger vehicles, including pickup trucks, vans and SUVs, may be modified for overlanding and off-roading purposes by the addition of external articles like roof-top tents and internal plumbing and electrical features. Such additions do not transform an otherwise allowable vehicle into a based "recreation vehicle" and, therefore, typically will not run afoul of Section 8.7(F).
- (2) Work vehicles: Car, pickup truck, SUV and van-based vehicles used for commercial and business purposes but not including large cargo truck-based vehicles. Such vehicles must be in well-maintained and not unsightly condition and no longer than 25 ft. in length.

Nothing in this policy prohibits enforcement action with respect to vehicles that are unsightly under Section 8.7(F) by virtue of being poorly maintained, immovable in their current condition, or unreasonably large in relation to the homeowners' driveway.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being President of the Rock Creek Master Homeowners Association, Inc. certifies that the foregoing Policy was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board on August 26, 2026, and in witness thereof the undersigned has subscribed his/her name.

ROCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

Signed by:
By: Rachel Stanton
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