

## 4HRPOA Policy for Travel Trailers & RVs on Parcels

Activity and construction on Four Hills Ranch parcels are regulated by the Four Hills Ranch POA CC&Rs, the Coconino County Building Codes, the Coconino County Environmental Quality Codes and the Coconino County Zoning Ordinance applicable to Zone G. When there is a conflict between the various documents, the more restrictive document takes precedence.

In this policy, we will focus on the specific regulations that pertain to the use, parking and storage of travel trailers and RVs on Four Hills Ranch parcels (classified as Zone G).

### Four Hills Ranch CC&R Section 5.C states:

**C. Travel Trailers, RV's :** No travel trailer or recreational vehicle may be used as a permanent residence on a Parcel. One travel trailer or recreational vehicle may be used for temporary use only if the use extends for not more than three (3) consecutive months during a calendar year, unless the occupant has been issued a building permit by Coconino County and is diligently proceeding to construct a permanent residence on a Parcel, so long as permitted by Coconino County regulations.

Various Sections of the [Coconino County Zoning Ordinance](#) , dtd Dec 11, 2019, apply to travel trailers and RVs parked on Zone G parcels:

- 2.2.E.1 - Performance Standards: G, AR, and RR Zones; Parking
- 3.2.B.12 - Temporary Uses: Applicability; Temporary Occupancy
- 3.17 - Recreational Vehicles as a Permanent Residence
- 4.7.C.1 - Outdoor Storage and Associated Visual Screening: Performance Standards

We have attempted to interpret the wording and intent of these two documents for our policy. Below are the guidelines the Board will use to determine if a Four Hills Ranch parcel owner with a travel trailer or RV physically on their property is in compliance with the CC&Rs and/or Coconino County Zoning Ordinance.

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## Guidelines

1. **PERMANENT RESIDENCE:** Even though the Coconino County Zoning Ordinance allows travel trailers to be used as a permitted permanent residence, the Four Hills Ranch CC&Rs specifically state “No travel trailer or recreational vehicle may be used as a permanent residence on a parcel.” Travel trailers and RVs are not allowed as permanent residences on Four Hills Ranch.
2. **TEMPORARY RESIDENCE:** On a parcel with no permitted residence (vacant land), one travel trailer or recreational vehicle may be used as a temporary residence on a parcel for a period not to exceed ninety (90) days within a single calendar year and the parcel owner must have a valid Coconino County Temporary Use Permit, per the Coconino County Zoning Ordinance. The travel trailer or recreational vehicle cannot be parked within a property setback, must be licensed and operable, and must be maintained to prevent animal infestation, battery leakage, fuel/oil leakage, and black water leakage. A copy of the current Coconino County Temporary Use Permit and current registration for the vehicle must be made available upon request by the Association. If the parcel owner has been issued a building permit by Coconino County and is diligently proceeding to construct a permanent residence on a Parcel, the temporary residence period may be extended so long as permitted by Coconino County regulations.
3. **PARKING:** One travel trailer or recreational vehicle may be parked on a parcel with no permitted residence (vacant land). However, it cannot be parked within a property setback, must be licensed and operable, and

must be maintained to prevent animal infestation, battery leakage, fuel/oil leakage, and black water leakage. A copy of the current registration for the vehicle must be made available on request by the Association. On a parcel with a permitted residence, travel trailers and recreational vehicles may be parked on the parcel as allowed by the Coconino County Zoning Ordinance.

4. **STORAGE OF UNLICENSED OR INOPERABLE VEHICLES:** Unlicensed or inoperable travel trailers or RVs are not allowed to be stored on Four Hills Ranch Parcels unless there is a permitted residence on the parcel and the inoperable vehicle is screened from view.