

Subject: Clarification of Commercial Vehicle Definition & Parking Requirements

Dear Copperfield Residents,

Following resident feedback gathered through the recent Community Standards Survey, the Copperfield HOA Board of Directors has approved a clarification and amendment to the interpretation of the neighborhood's existing deed restriction regarding "**commercial vehicles**".

The original restriction prohibited "**commercial vehicles**" unless parked within a garage. Based on community input, the revised clarification now permits qualifying vehicles to be parked on a lot provided they are **not clearly visible from the street** and otherwise comply with the standards outlined below.

Commercial Vehicle Definition

A commercial vehicle is defined as:

- Any vehicle displaying business names, logos, or advertising covering more than twenty-five percent (25%) of the exterior surface area;
- Any vehicle equipped with externally visible trade or service equipment (including, but not limited to, ladder racks, utility racks, tool storage, compressors, tanks, or similar apparatus); or
- Any vehicle designed to carry more than nine (9) passengers.

Parking Requirement

Any vehicle meeting the above criteria may **not** be parked or stored in a manner that is **clearly visible from the street**.

Such vehicles must be:

- Fully enclosed within a garage; or
- Parked on the lot behind the front building line and positioned to **minimize visibility from the street**.

Parking in driveways or on streets where the vehicle is clearly visible from the street is **not permitted**.

No temporary coverings, tarps, barriers, fencing, or similar methods intended to obscure the vehicle while it remains otherwise visible shall be considered compliant.

To allow residents time to make any necessary arrangements under the revised standard, the Board has established a **compliance deadline of June 1, 2026**. After this date, violations may be subject to the standard enforcement process outlined in the governing documents.

This clarification and revised enforcement standard will be published on the Association's communication platform for resident reference moving forward.

If you have any questions, please contact the Board through the HOA communication channels.

Thank you for your cooperation in helping maintain the safety, appearance, and character of our community.

Sincerely,

Copperfield HOA Board of Directors