[**Cove Norris Homeowners Association**](https://covenorris.org)

Formed to preserve and improve the quality of life of Cove Norris residents.

**CN-HOA Policy Statement: Trailer Parking**

**July 2023 (revised 10-19-2023)**

**History and Background:**

The tennis court area and the adjacent Boat Ramp area are situated on (2) private lots that are owned by the Homeowners’ Association. The use of these areas is limited exclusively to Members of Cove Norris Homeowners’ Association, Inc., i.e., those deemed in good standing as per the By-Laws, with paid dues for the current fiscal year and explicitly does not include renters.  After its initial installation and over the years, maintenance and Members use of the tennis court diminished, rendering the court unused.

**Members petition for Modification of Use:**

At the Homeowners’ Association Annual Meeting in 2006, it was petitioned that the tennis court area, would be used as a trailer parking area, until such time as either improvements are completed for the tennis court, or alternate use is petitioned by the Members at a Homeowners’ Association Annual Meeting. In 2018, it was determined that trailer parking would cost $50 per calendar HOA fiscal year.

**CN-HOA Policy Statement for Trailer Parking Use:**

Governance:

* All aspects of trailer parking will be reviewed by the Cove Norris Homeowners’ Association Board (Board) on an annual basis. This includes whether trailer parking will continue to be provided as well as rates, policy, etc.
* The Board will appoint a Trailer Parking Coordinator (Coordinator) to work with the Board on maintaining this document, creating a Parking Administration Document, administering parking with HOA members, and monitoring adherence to these rules.

The following guidelines are intended to clarify terms of use and enforcement, and to respond to inquiries regarding same:

1. The use of the marked trailer space as a parking area is a privilege offered to the Members only and not Renters. As the area is of a limited square-footage, there is a limit as to the number of trailers allowed to participate.

2. “Trailer” is defined as those designed specifically for use to haul a member’s personal watercraft, i.e., triton, pontoons, boat jet-ski, etc. Excluded trailers include all other forms i.e., utility, garden, motorcycle, commercial, camper, etc.

3. Members can park multiple trailers if space is available. Payment of the imposed yearly fee will be required for each trailer to receive a key, and to retain rights.

4. Each trailer parked on the lot must bear the identification of the owner of the trailer (as defined by the Coordinator.) In addition, if a tarp is used to cover the trailer, it needs to be a color that blends into the area around it (i.e., green, brown.)

5. All trailers stored must be maintained by their Owners to be in serviceable condition for immediate use.

6. Due to limitation in space, use of the lot is on a first-come, first-serve basis.

7. Trailers cannot be stacked or parked with wheels off the area.

8. A Trailer parked in a manner as to block in other Trailers, will be towed from the lot, with expenses charged to the registered Owner.

9. Trailers not properly identified as required in (4) above, or maintained as in (5), or for which no annual fee has been paid and in good standing (3), would be considered abandoned property.  After appropriate notification, any trailer(s) considered abandoned will be disposed of in accordance with Tennessee law.

10. Beginning August 2023, trailer parking fees are due in advance of parking a trailer on the HOA parking areas. Fees are due by each individual trailer.

11. Parking is “at your own risk.” The HOA bears no responsibility for damage or theft of the trailers.