

## **TRI-PAR ESTATES PARK AND RECREATION DISTRICT POLICY AND PROCEDURE MANUAL**

### **ITEM 5.25    CARPORTS:**

1. Deed Restrictions Paragraph 8 requires "...a covered carport above a parking area of not less than twenty feet (20") in length ...". These deed restrictions were effective January 1, 2000. Prior to that time some sections of Tri-Par did not specify a requirement for a carport. Also a limited number of homeowners have enclosed portions of their carports for additional living space, screen rooms, patios, etc.
  
2. The purpose of a carport is for parking of resident's automobile in an off-street space that is protected from sun and weather. Any other use must be incidental and not interfere with the ability to park the automobile under the carport. Carports must always be maintained for this primary purpose and be available for parking. Any other items located in the carport must be in a neat and orderly arrangement and not present an unsightly condition.
  
3. Carports that are more than the required twenty feet in length may have the additional space converted for other use such as a screen room, utility room, patio, etc. The length of space remaining as carport must not be reduced to less than the minimum of twenty feet.
  
4. As carports are attached to the side of the manufactured home, that side will be enclosed by the home. The end opposite the street may also be enclosed by a utility room or wall if desired. The street end and outside edge shall not be enclosed by walls or doors. The street end is the entrance to the carport and shall not be obstructed or enclosed by any garage door, fence, panels or any other means.
  
5. Panels for shade or privacy may be installed along the open side, but the total covered area must not exceed 60% of the vertical height. The remaining open space may be above, below, or partially above and partially below, the panels.

Adopted by Trustees – 10/20/2015