

## **TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**

### ADMINISTRATIVE RESOLUTION

Amendment No. 2025-A

Subject: Modernization of Commercial Vehicle Definition and Use of Common Areas

### **WHEREAS**

- Article 10 of the Tanyard Springs Homeowners Association Bylaws authorizes the Board of Directors to adopt and amend Rules and Regulations to promote the safety, welfare, and aesthetics of the community;
- Section II.A of the current Rules and Regulations, titled “Parking, Motor Vehicles, and Motor Vehicle Operation,” defines and governs the use of commercial vehicles but does not adequately address the expanded forms of modern commercial activity occurring within residential communities;
- The Board of Directors recognizes the growing prevalence of shared-economy platforms, delivery services, and vehicle-based businesses that may adversely affect the appearance, safety, and tranquility of the community; and
- The Board desires to provide clarity and consistency for enforcement while preserving homeowners’ rights and the community’s residential character;

### **NOW, THEREFORE, BE IT RESOLVED**

That Section II.A of the Tanyard Springs Homeowners Association Rules and Regulations is hereby amended and restated to include the following revised language:

#### **Section II.A(1) – Definition of Commercial Vehicle (2025 Revision)**

**1. Business Identification or Use:**

Displays business signage, logos, wraps, QR codes, or advertising, or is routinely used in the conduct of a business, trade, or service—including, but not limited to, contractor, landscaping, maintenance, or delivery activity.

**2. Platform-Based Business Use:**

Is offered for rent, lease, or profit on any peer-to-peer or commercial platform such as Turo, Getaround, Uber, Lyft, DoorDash, Instacart, Amazon Flex, or similar services, regardless of vehicle size or weight.

**3. Commercial Storage or Operation on HOA Property:**

Is parked, stored, or operated within the Association’s Common Areas or driveways for the

purpose of conducting business activities, including but not limited to vehicle rentals or exchanges, mobile detailing, mechanical repairs, photography, or dispatching of delivery or transport services, without prior written authorization from the Board of Directors.

**4. Vehicle Type or Registration:**

Meets the federal or state definition of a commercial motor vehicle (GVWR  $\geq$  10,001 lbs), or is registered with commercial, business, or apportioned license plates.

**5. Configuration and Appearance:**

Has been modified for business use—such as ladder racks, toolboxes, partitions, cargo conversions, or commercial lighting—or is otherwise used primarily for cargo, service, or delivery purposes.

**Section II.A(2) – Use of Common Areas for Business Purposes**

The Commons, private streets, and driveways within Tanyard Springs shall not be used to conduct or facilitate business operations involving vehicles, including but not limited to:

- • Vehicle rentals, exchanges, or deliveries for hire;
- • Displaying vehicles for sale or advertisement;
- • Mechanical repair, detailing, or maintenance services; or
- • Staging, dispatching, or loading areas for delivery or transport platforms.

Any such use shall be deemed a commercial use of Association property and is subject to immediate enforcement, including fines, towing, or suspension of privileges at the owner's expense.

**Section II.A(3) – Board Discretion**

The Board of Directors reserves the right to determine, at its sole discretion, whether any vehicle or activity constitutes commercial use based on its appearance, function, or pattern of operation.


**Section II.A(4) – Transitional Enforcement**

Existing vehicles or residents engaged in activities newly defined as commercial shall be provided with a thirty-day written notice to comply, remove, or request written Board approval prior to enforcement action.


**Effective Date**

This resolution takes effect on **\*\*11 November 2025\*\***.


## Board of Directors Signatures

  
\_\_\_\_\_  
Rosie Rivera


President

  
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Jill Driver

Vice President

  
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Evan Johnson

Secretary

  
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Jodi Wells

Treasurer