

**MEADOWS AT SHAWNEE
HOMEOWNERS ASSOCIATION, INC.**

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POLICY NUMBER: 2025-001: Effective Date June 1, 2025

SUBJECT: Policy for the Interpretation and Clarification of the Meadows at Shawnee Homeowners Association's Declaration of Restrictive Covenants for Article VI, Section 7, Regarding Prohibited Vehicles.

1. AUTHORITY:

a. Delaware Code Title 25. "Common Interests and Ownership of Real Estate," Chapter 81. "Delaware Uniform Common Interest Ownership Act," Subchapter III. "Management of the Common Interest Community," Section 81-302(a):

(15) May exercise any other powers conferred by the declaration or bylaws; and

(17) May exercise any other powers necessary and proper for the governance and operation of the association. (<https://delcode.delaware.gov/title25/c081/sc03/index.html>).

b. Delaware Code Title 21. "Motor Vehicles General Provisions," Chapter 1. "Definitions," Section 101 (<https://delcode.delaware.gov/title25/c081/sc03/index.html>)

c. Bylaws of the Meadows at Shawnee Homeowners Association, Inc., Article VI, Section 1(b) Provides the Board of Directors the power to "Exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation..."

(<http://www.meadowsatshawnee.com/bylaws-and-restrictions.html>).

2. PURPOSE: This policy "establishes guidance for the Meadows at Shawnee Homeowners Association's Board of Directors' use in determining if a motor vehicle complies with the HOA's criteria for a non-commercial motor vehicle utilizing its individual distinct design features..." (number of axles and vehicle curb weight) for pickup type trucks, vans and certain SUVs to meet the intent of the HOA's Declaration of Restrictions, Article VI, Section 7. "Prohibited Vehicles."

3. BACKGROUND: The first sentence of Article VI, Section 7 of the HOA's Declaration of Restrictions reads that "*No unusual vehicle including trucks (**except non-commercial pick-up trucks**), buses, travel trailers, boat trailers, boats, utility trailers, commercial vans, tractors, campers, aircraft, mobile homes or vehicles immobilized for any reason, shall be kept or maintained on any Lot, driveway, street or Open Space.*" However, the phrase "**except non-commercial pick-up trucks**" has been a constant source of confusion for the HOA Board of Directors and homeowners when trying to determine what is or is not a non-commercial motor vehicle constant with the intent of Section 7 of the Restrictions.

Traditionally, developers and builders have used 'cookie cutter' versions for Declaration of Restrictions when building Common Interest Communities, like the Meadows at Shawnee. Over

time, these Declaration of Restriction documents have become outdated and were not revised as contemporary life styles changed and evolved.

Delaware Code, Title 21, defines a vehicle as every device in, upon or by which any person or property is or may be transported or drawn upon a public highway, excepting devices moved by human power, like bicycles. Delaware Code, Title 21 defines a commercial vehicle as a vehicle that is used or maintained for the transportation of persons or property for hire, compensation or profit, except taxicabs. In effect, any vehicle could be designated as commercial to possibly include delivery bicycles.

This policy document establishes guidance for the Meadows at Shawnee HOA's Board of Directors to utilize standardized criteria to distinguish a non-commercial motor vehicle from a commercial motor vehicle.

4. POLICY: It is HOA policy to provide clarification and establish guidance to achieve a uniform understanding of the Meadows at Shawnee's Declaration of Restrictive Covenants as it pertains to Article VI, Section 7, "Prohibited Vehicles".

5. GUIDANCE: The following guidelines for evaluating what qualifies as a non-commercial motor vehicle under Article VI, Section 7, "Prohibited Vehicles" are implemented:

a. Any unusual vehicle including trucks (except vehicles designated as non-commercial), buses, travel trailers, boat trailers, boats, utility trailers, commercial vans, tractors, campers, aircraft, mobile homes or vehicles, immobilized for any reason, **shall not** be allowed to be kept or maintained on any lot, driveway, street or open space in the Meadows at Shawnee.

b. Motor vehicle(s) owned and/or operated by residents of the Meadows at Shawnee subdivision, to include pickup type trucks, passenger and non-passenger vans, or certain SUVs having no more than two axles, and with a curb weight not to exceed **10,000** pounds, (see Appendix A) **shall** be designated as non-commercial and allowed to be kept and maintained in the Meadows at Shawnee.

c. While travel trailers, campers, boats, boat trailers, recreational and utility trailers shall not be permitted to be kept or maintained on any lot or on HOA common areas, they may however be allowed to park on a homeowner's driveway for a maximum of up to **three (3) days** to allow homeowners time to clean and prepare these vehicles before and after use.

d. No box and/or cab over engine type trucks, regardless of the number of axles and/or their curb weights, are by their very nature considered as commercial motor vehicles and **shall not** be allowed to be kept or maintained on any lot, driveway, street or open space under any circumstance in the Meadows at Shawnee.

6. PROCEDURES: Once determined that a motor vehicle fails to meet HOA criteria to qualify as a non-commercial motor vehicle allowed by this policy, the homeowner shall be notified in accordance with the procedures of HOA Policy Number: 2024-001 "Enforcement Procedures,

with Schedule of Fines, for Violations of the Meadows at Shawnee Homeowners Association's By-Laws and its Declaration of Restrictive Covenants.”

APPROVED by the Meadows at Shawnee HOA Board of Directors on **June 1, 2025**.

/S/ Thomas J. Chilton

**Thomas J. Chilton, President
Meadows at Shawnee Homeowners Association, Inc.**

APPENDIX A

Curb Weight Comparisons for Two Axle Pick Up Trucks, Vans, and Related SUV Motor Vehicles Obtained from Vehicle Manufacturers' Official Websitesⁱ

Manufacturer	Type Vehicle	Model	Curb Weight Pounds
CHEVROLET	Pickup	Silverado 1500	4,510 – 5,299
	“	Silverado 2500	6,671 – 7,620
	“	Silverado 3500	6,985 – 8,070
	“	Colorado	3,920 – 4,476
CHRYSLER	Van	Pacifica	4,330 – 4,987
DODGE	Pickup	Ram 1500	4,798 – 5,374
	“	Ram 2500	6,805
	“	Ram 3500	7,326
	Van	Grand Caravan	4,510
FORD	Pickup	F-159	4,069 – 5,697
	“	F-250	6,094
	“	F-350	7,139
	“	F-450	8622
	Ranger	All models	4,114 – 4,339
	Transit Van	Connect (all models)	3,872 – 4,025
	Passenger Van	All models	5,181 – 5,537

APPENDIX A (cont.)

GMC	Pickup	Sierra 1500	5,130
	“	Sierra 2500	6,532
	“	Sierra 3500	5,985 – 8,070
	“	Canyon (all models)	3,920 – 4,476
	Savana	Passenger Van	5,844
HONDA	Pickup	Ridgeline (all models)	4,420 – 4,504
	Van	Odyssey (all models)	4,354 – 4,593
JEEP	Pickup	Gladiator (all)	4,662 – 5,031
KIA	Van	Sedona (all models)	4,411 – 4,736
NISSAN	Pick Up	Titan	5,038
	“	Frontier	4,500 – 4,861
TOYOTA	Van	Sienna (all models)	4,430 – 4,750
	Pickup	Tundra (all models)	5,490 – 6,015
	SUV	Land Cruiser (all models)	5,360 – 5,445
TESLA	Truck	Cyber Truck	6,634 – 6,898

i. Appendix A is a listing of the most common motor vehicles applicable to this document. Other similar type motor vehicles of similar design and function, produced by other manufactures, meeting the standards in para 4. b and c above, shall also be designated as non-commercial.