

# ACC News and PPOA Compliance

by Brent Hamilton

During the month of October 2007, the ACC approved construction permits for three new homes and 11 miscellaneous constructions. The three new homes will be located at:

9902 Airpark Drive  
5812 Pebble Beach Drive  
6819 Westover Drive

There were no construction revisions submitted or permit extensions requested. Presently, there are 38 active construction permits for new homes and 27 active permits for other constructions.

Congratulations to well-known area builder Mike Cassol for submitting plans to the ACC for the first new home to be constructed in the newly developed Orchard-11 addition. The new street names will be Medinah Drive, Medinah Court, Inverness Road, Pinehurst Court and Pinehurst Drive, which will extend north of Plantation from the point where South Pinehurst Drive extends south into the Villas addition.

## ***Compliance Tip of the Month***

Since we are now in the season for the routine requirement of clearing lots of fallen tree limbs, many

questions arise about open storage of small utility trailers, that are primarily used for this task. The Covenants and Restrictions for many PPOA additions allow for open (visible) storage of a small trailer as long as it is less than 15 feet in total length (measured from tip of tongue to tail); however, there are a number of more restrictive PPOA additions which do not permit outdoor storage of any type or size trailer.

The C&Rs for the following additions basically state that "all trailers (of any type or length), RVs, boats or other watercraft, tractors, mowers, commercial vehicles and all other types of related equipment must be either stored in an enclosed structure or removed from the lot": The Retreat, Pecan Estates-4 thru 7, Airpark Estates, Airpark-5, Orchard 7 through 11, and The Villas.

These more restrictive additions are allowed to temporarily park such a vehicle or trailer only on an occasional basis and for no longer than 72 hours for purposes of loading and unloading before being moved back into an enclosed structure or removed from the lot. Any questions concerning particular C&R requirements for any PPOA addition may be addressed to the PPOA code enforcement office.