

COMMERCIAL VEHICLES IN PLAINVIEW SUBDIVISION REQUIREMENTS FOR DEED RESTRICTIONS

Many professions require company vehicles to be driven in order to conduct work. In certain cases, this necessitates that employees keep the vehicles on their personal premises beyond work hours. However, these vehicles will cause problems for their owners who live in a “Deed Restricted” Community. Therefore, a clear definition for the Plainview Community on commercial vehicles is defined. For the past 25 years, Plainview Community’s governing Restrictions have been that commercial vehicles may not be parked in front of a home or in a driveway, but may be parked inside a garage. Vehicles with advertisements are not allowed. This understanding aligns with the deed restrictions intended to help maintain the neighborhood’s appearance and consistent standards.

Clarification:

Designed for commercial use: built for transporting goods/people for work (e.g., vans, trucks, fleet vehicles) not just for personal commuting.

Commercial registration/plate and usage: registered under commercial fleet status and used for business purposes, vehicles as commercial based on ownership primary use (e.g. owned by a business, used to deliver services).

Commercial compliance/testing: some vehicles have specific certifications or standards (varies by country/state), and may meet requirements for carrying cargo, passengers, or operating under regulated conditions.

In addition, the deed restrictions also prohibit private passenger vehicles with advertisements from being parked in front of homes or in the driveway. This includes advertising visible from the street, such as:

Advertising on the house,

Vehicles parked on the property that display advertisements, and

Advertisements placed anywhere on the property where they are visible in a way that conflicts with the restrictions.

Plainview Community has always had signage/deed restriction requirements. The Plainview

Board has always been consistent in past practices to enforce the Plainview Deed Restrictions.

There are a couple of exceptions: For Sale or For Lease signs are permitted in front yard for the duration of the sale of the property.