

**RALPH W. LEWANDOWSKI, and  
CAROLYN S. LEWANDOWSKI,**

**Plaintiffs,**

**VS.**

**ASHFORD PARK PROPERTY  
OWNERS' ASSOCIATION, INC.,**

**Defendant.**

**Case No.: CV-2017-900059**

## ORDER

This matter was tried non-jury on November 28, 2017. Following presentation of witnesses and evidence by both sides, the Court is of the opinion that judgment is due in favor of the Defendant on all remaining issues in this matter.

The sole remaining issue before the Court was the question of whether there exists an ambiguity in the applicable covenants and restrictions governing Plaintiffs' home such that Ralph and Carolyn Lewandowski cannot park a recreational vehicle in their driveway or in front of their home without advance permission from the Ashford Park Property Owners' Association, Inc. The Court finds that there is no ambiguity in the Covenants and Restrictions and the terms are to be given their plain meaning. The Plaintiffs' recreational vehicle cannot be parked in their driveway or in the front of the home, as paragraph 11 of the applicable Covenants and Restrictions clearly precludes, among other vehicles, campers from being parked in that manner. The recreational vehicle is unquestionably a camper and thus prohibited from being located on the Plaintiffs'

property without advance permission from the Defendant unless said vehicle is situated at the back of the lot appropriately screened pursuant to paragraph 11 of the Covenants and Restrictions. As the intent of the Covenants and Restrictions is clear, and as the Defendant has correctly interpreted the Covenants and Restrictions, the Court finds all matters in favor of the Defendant.

WHEREFORE, it is hereby ORDERED, ADJUDGED and DECREED that judgment is entered in favor of the Defendant on all allegations of the Plaintiffs' Complaint.

So ORDERED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Circuit Court Judge