

Eagles Landing South Homeowners Association

Rich Formella, Director (785) 473-7446, Dustin Taylor, President (785) 410-3773

Rex Humerickhouse, Secretary-Treasurer (785) 223-3280

www.elhoa.net

The HOA board has noticed a sharp increase of trash cans stored in front, or on the side of the garage, visible from the street. Most of the trash containers belong to new residents who are not aware they must be stored in the garage, on the backside of your house, behind an approved fence, or in a trash enclosure adjacent to the house. Our protective covenants state "Trash containers shall be stored within the garage or an enclosed, screened area immediately attached to the dwelling structure".

Please note that at the HOA Board meeting on 4/18/17, the board voted unanimously to begin providing notices of violations regarding trash can storage, and after three such notices without correction of the non-compliance, a \$25 fine per occurrence would be assessed. The Board does not intend to patrol the neighborhood, but if observed or a non-compliance complaint is brought to our attention, we have a duty to address for the benefit of the majority of compliant residents.

You can build a trash enclosure per the guidelines below, and if the specific guidelines are followed, expedited approval can be granted. There is no "grandfathering" in regard to current structures. To date, we have observed only two Trash Enclosures that extend beyond the front corner of the house and will have to be moved.

Trash Enclosures

General Considerations

Trash enclosures should be designed and located to minimize their impact on adjacent neighbors.

Specific Guidelines

- The enclosure must be located along either the rear or side of the house. Enclosures shall have a minimum set back of 4 feet from the front corner of the house, or be adjacent to the side garage door. **Under no circumstances will the enclosure extend beyond the front corner of the house.**
- Corner lots will be approved on a case-by-case basis regarding the location only. They must adhere to the Guidelines regarding size, materials and finishing.
- The enclosure must be immediately adjacent to the house.
- Generally, no more than one enclosure will be permitted on any property.
- The size of an enclosure is generally limited to 4' in height and 4' x 6' in dimension and must screen the trash receptacles from the front and side with the trash receptacles not visible from the street.
- The enclosure should be sturdily constructed of cedar wood, composite material or siding that matched the house pattern.
- Depending on the style and type of material used, the enclosure should be finished to match the siding, stained or left to weather naturally.
- The trash enclosure must be maintained so that it does not create a visual or environmental nuisance.
- Vegetation such as a tree or bush does not serve as screening for a trash container or a recycling container without a trash enclosure.
- Trash/recycling containers stored inside of a fenced in yard are acceptable.

Submission Requirements

- A completed Improvement Request Form, which is located on the Documents menu on our website at elhoa.net. The form should include a layout plan identifying dimensions, material and color.