

# Eagles Landing South Homeowners Association

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Re: Trashcan Compliance and Enclosure Guidelines

The HOA Board of Directors has noticed an increase of trash cans stored in front, or on the side of the garage, visible from the street. Doing so decreases the aesthetic desirability of our neighborhood and is in direct violation of ELSHOA covenants under Article VIII. Regarding trash containers, Article VIII states, "Trash containers shall be stored within the garage or an enclosed, screened area immediately attached to the dwelling structure." Storing the containers in the garage, on the backside of your house out of sight, inside of a fenced-in yard, or within an already approved fenced enclosure are all perfectly acceptable.

Please note that at the HOA Board meeting on April 18, 2017, 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.

We request that if you are not in compliance, you take corrective action by:

1. Storing your trash receptacles in the back yard out of sight; inside a fenced-in yard; behind an already approved fenced enclosure; in the garage; or
2. Applying to the ELSHOA Architectural Control Committee with a plan for a small screening enclosure if you wish to install one on the side of your home. Below are guidelines for such an enclosure.

## **Trash Enclosure Guidelines**

### **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 circumstance 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 matches 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.

### **Submission Requirements –**

- A completed Improvement Request Form, which is located on the Documents page of our website, is required prior to installing an enclosure. The form should include a layout plan identifying dimensions, material, and color.