

STEDWICK HOMES CORPORATION

POLICY GOVERNING STORAGE ON PRIVATE PROPERTY

I. **Introduction**

Pursuant to the guidelines included in the Supplementary Declaration of Covenants, Conditions, and Restrictions, this policy governs the outside storage of objects within Stedwick Homes Corporation.

II. **Definition of Storage**

- A. A stored object is something that has been placed on private property that does not show evidence of use or movement for an extended period of time.
- B. A stored object is something that is or appears to be creating a hazardous situation for the community regardless of the length of time it has been in its location. An example would be a large pile of yard debris or mulch left in such a way as to create a fire hazard or environmental threat.
- C. A storage pod, construction dumpster or portable storage shed not subject to the controls imposed by the architectural covenants because of its temporary nature.

III. **Stored Items Acceptable in Backyards**

The following examples reflect items that are acceptable if maintained neatly:

- A. Lawn furniture that may be used for several months per year.
- B. Awnings, gazebos, and deck lights that may be used for several months per year.
- C. Flowerpots or planters that may be used for several months per year.
- D. Ladders, if properly screened and stored neatly on the ground and not propped against houses or structures.
- E. Hoses, hose holders, and incidental lawn care tools, if stored neatly.
- F. Barbecues, grills, and chimeneas.
- G. Bicycles, kayaks, and canoes.
- H. Children's toys and toy structures, if stored neatly.
- I. Boats, if screened appropriately (per Paragraph 7 of the Supplemental Covenants, Conditions, and Restrictions).

IV. **Unacceptable stored items**

The following examples reflect items that are unacceptable under any conditions:

- A. Indoor furniture and appliances.
- B. Chemicals and fuels, including gasoline.
- C. Yard waste that is not contained within an approved compost bin.
- D. Trash or debris.
- E. Obviously broken or rotting objects that cannot be used for their intended purpose.
- F. Adult exercise equipment.
- G. Food.

V. **Storage containers**

Storage pods, construction dumpsters, or other temporary storage structures should be kept in rear yards whenever possible. If a pod or dumpster must be located in the front yard or driveway of a home for an extended period of time, homeowners must contact community management with a deadline for removal in order to be deemed in compliance with the covenants.

VI. **Enforcement**

Homeowners who have stored items on private property in violation of this policy will be requested to remove the items within a 14-day period. If they do not comply, the Board may pursue legal action.

Adopted: 1/18/06

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Reaffirmed: 4/19/06, 5/16/07, 4/16/08, 4/15/09, 4/21/10, 6/15/11, 4/16/14