

HUCKLEBERRY FIELDS HOMEOWNERS ASSOCIATION, INC.

July 5, 2018

Storage of Yard Waste Containers, Orange County Garbage, and Recycling Containers

Approved at the Huckleberry Fields Board Meeting, May 14, 2018

In keeping with the WLCA governing documents, yard waste, garbage, and recycling containers must be stored so they cannot be seen from surrounding properties.

AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS, AND RESTRICTION,
ARTICLE IX ENFORCEMENT OF RULES AND REGULATIONS:

C. TRASH AND GARBAGE: *".....If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to made at such place as will be accessible to persons making such pick-up. At all other time, such container shall be stored so that they cannot be seen from surrounding property....."*

Many residents store containers in their garages. Others may prefer to store them outside. The following ideas are ways to meet the requirements of the WLCA governing documents.

1. Store within an existing fenced yard. Well-maintained standard 46-48' white picket fences are acceptable and do not need to be replaced.
2. Store behind a fenced area large enough for all containers.
 - The general shape of the fence will be an 'L' shape.
 - Fencing for the purpose of hiding containers may start at or behind the front corner of the house (exception to normal fence setback guidelines).
 - Fencing should be at least 54" tall.
 - WLCA Fence Guidelines regarding materials are applicable.
3. Homes with a pond view need to have a barrier on the back of the 'L' as well if the containers would be visible from the retention pond.
 - Since this would be an external modification to the property, an Architectural Review Application must be submitted to the WLCA Architectural Review Committee (ARC) with all required documentation for fencing with the building of the fence not commencing until the ARC approves the Application.
4. Store behind landscaping. If this option is used:
 - The general shape of the planting will be an 'L' shape.
 - Planting for the purpose of hiding containers may start at or behind the front corner of the house (exception to normal fence setback guidelines).
 - Initial plant height should be at least 30" using plants expected to grow to at least 54".
 - Homes with a pond view need to have a barrier on the back of the 'L' as well if the containers would be visible from the retention pond.
 - Since this would be an external modification to the property, an Architectural review Application must be submitted to the WLCA Architectural Review Committee (ARC) with all required documentation for landscaping with the landscaping work not commencing until the ARC approves the Application.

THERE IS A 90 DAY GRACE PERIOD WITHIN WHICH TO CORRECT THIS SITUATION WITHOUT THE NEED OF SUBMITTING AN ARA.

Please contact the Association's property manager at 407 482-2622 or klmgmtgroup@aol.com if you have any questions.