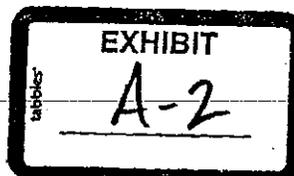


Architectural Standard No. 1
Standards for Placement of Trashcans
and
Construction of Trashcan Screens

- Whereas:** Article V. of the Declaration of Covenants, Conditions and Restrictions for the Stone Creek Phase III Addition (hereinafter referred to as Stone Creek III Homeowners Association) establishes an Architectural Review Committee (hereinafter called the "Committee"), whose purpose and authority is established in Article V; and
- Whereas:** Article V, Section 5.2 establishes that "No building, fence, wall, parking area, swimming pool, spa, pole, mailbox, driveway, fountain, pond, tennis court, sign, exterior color or shape, or new or modification of a structure shall be commenced, erected...nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing nature, kind, shape, height, materials and location of the same are submitted to and approved by the Committee..." and furthermore, Article VI, Section 6.6 (I) states that No Lot or other area of Property shall be used as dumping ground for rubbish or accumulation of unsightly materials of any kind, including without limitation, broken or rusty equipment, disassembled or inoperative cars and discarded appliances and furniture. Trash, garbage or other waste shall be kept in clean and sanitary condition..." and
- Whereas:** The aforementioned provisions give the Committee the authority to review for approval both exterior changes, modifications placement of structures or improvements; and
- Whereas:** Article V, Section 6.17 states that "...each Owner shall maintain and care for the Home, all improvements...parking areas and other exterior portions of the improvements to maintain an attractive appearance..." and
- Whereas:** The Committee has and exercises its authority under both Article V & VI of the Declaration of Covenants, Conditions and Restrictions to regulate improvements or modifications to a Lot or Home, including items which are stored where visible that are either temporary or permanent in nature and in general regulate the appearance of the Lot and Home to achieve and attractive appearance; and

Now, Therefore Let It Be Resolved That:

The Committee deems the placement of trashcans in view to be both unattractive and a modification to a Lot, for which approval is required under the Declaration of Covenants, Conditions and Restrictions. The Committee hereby adopts the following standards for the placement of trashcans and construction and placement of "Trashcan Screens"



The Committee requires that the storage of trashcan(s) be in a location which is not visible from Public street to comply with the Declaration of Covenants, Conditions and Restrictions (preferably the garage or behind a fence), however where there is need to store trashcan(s) outside of the residential structure due to storage limitations or otherwise, a screen must be constructed to hide or otherwise materially screen trashcan(s) from view. A screen is not required unless an owner plans to store their trashcan in public view. Because the Committee would require the submission of such plans for a "Trashcan Screen"; it deems the establishment of an architectural standard necessary to promote uniform aesthetics for Lot appearance;

So long as the following standards are met, the required submission of plans to the Committee for trashcan screen construction will be considered to have been met, and a Lot Owner shall be deemed to have obtained approval from the Committee to construct such screen. Should there be any proposed deviation from these standards, a modification submission form must be completed and returned to the Committee for prior written approval prior to commencing any construction.

Trashcan Screens shall meet the following standards:

1. Constructed of pressure treated lumber or #1 grade cedar that is sealed with a waterproofing material (colors to be clear, cedar or redwood in color).
2. Constructed of solid wood with slats or lattice of same materials or grade with treatments as contained in note #1.
3. Screens shall be constructed at a height no taller than thirty-six (36") inches from grade level at the base of where the screen is being constructed and be a minimum thirty-six (36") inches in width.
4. Screens shall be placed on either side of the home but preferably (as the first choice) in the location where the condensing units of the home are located.
5. Storing your trashcan behind your condensing units without a screen shall not comply with these standards or Covenants, Conditions and Restrictions.
6. The screen shall be maintained in good repair at all times.

This Architectural Standard will be effective immediately upon its execution and publishing to the membership of the Stone Creek III Homeowners Association, Inc. All previously constructed screens for this purpose are considered acceptable to the Committee.

President

Date

ACC Chairman

Date