

Meadows Development

Screening Criteria

July 28, 2017

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The Covenants require all equipment and trailers to be stored in a building built for that purpose. A site plan and building design must be submitted for approval of a storage building. The purpose of requiring storage in a building is to avoid having miscellaneous pieces of equipment parked in view of the other homeowners and public.

An option to provide a screen as an alternative to the storage building is included in the Covenants. **The intent of this option to allowed some types of equipment to be stored without the expense of building or the size of a storage building.**

The Covenants clearly state that a screening plan must be submitted and approved. The screening plan must show location with dimensions on lot. Type and amount of vegetation must be shown. Amount and type of equipment must be shown.

This screening alternative will require two components. The first is fencing to provide immediate screening, while the second would be the planting of vegetation the can provide the same or better screening as the fence when mature.

Fence Component

- The fence must be at least as high as the equipment to be screened, up to a maximum of six feet.
- The fence should be placed a minimum of ten feet from the property line to allow room for vegetation.
- The fence needs to screen three sides of the equipment being screening, with the fourth side having doors to allow access. A side adjacent to a house would not require a fence or plant material.
- The fence should be made of wood material which would be painted or stained to complement the appearance of the house. The paint or stain must be kept attractive.
- The fence may be removed if desired, after the vegetation is mature.

Plant Material Component

- The plant material chosen should provide a mature height at least as high as equipment within the enclosure.
- The plant material should be planted in the space between the fence and property line such that the majority of the vegetation can be trained or trimmed to stay on the owner's property.
- The plant material should be maintained such that it remains healthy and attains the desired height.
- Plant material must be permanent. All dying plant material must be replaced.

Some types of equipment must be stored in a building or off-site. Ordinary recreational equipment may be stored on-site. A list of prohibited equipment will be available.