



July 13, 2018

Lyons Ridge Metro District Homeowners

Subject: Trash cans and other waste items

Some of the homeowners, primarily in the West Valley, continue to leave trash cans outside of an enclosed structure which is inconsistent with Covenant 3.8, Restrictions on Garbage and Trash which is spelled out below:

3.8 Restrictions on Garbage and Trash. No refuse, garbage, trash, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind shall be kept, stored or allowed to accumulate on any Lot, except within an enclosed structure; except that any container containing such materials may be placed outside at such times as may be necessary to permit garbage or trash pick-up provided that such containers are covered with appropriate lids.

We wanted to clarify that an enclosed structure is generally meant to be your garage; however, some homeowners have been given approval and some have not received approval but in both cases, these homeowners have built partially enclosed structures to hide the trash containers from eyesight. These do not meet the full definition of an **enclosed structure** unless a top is added. The reason for the enclosed top is to prevent bears and other wildlife from accessing the trash.

Just recently, on Saturday, July 7th at about 2:45 AM, a bear was seen near the fairway of hole 13 on Red Rocks Golf Course. Hole 13 is just a bit east of Golf Course drive and less than a half a mile from the first homes on Red Deer Drive in our Metro District.

We expect everyone to comply with the Covenants and have their trash cans stored within an enclosed structure except when out for trash pickup.

Please do not under estimate the damage a bear can create if we allow our trash to be accessible, especially in the months coming up toward hibernation time. During this period before hibernation, the bears are ravenously feeding to bulk up for the winter. Once bears learn that trash is accessible, they will be back again and again.

None of the other neighborhoods in Willow Springs allow trash cans to be kept outside so please understand that we simply want to keep the area unattractive to wildlife that might want to access our trash! Even having your trash cans out the night before collection can be risky.

Thanks for taking note and keeping our neighborhood safe.