Cypress Breeze Plantation Homeowners Association, Inc.

Trash Can Enclosure Guidelines

Issued: December 21, 2023

The following trash can enclosure requirements shall be adhered to by all members of the Cypress Breeze Plantation Homeowners Association (HOA). Detailed trash can enclosures shall be reviewed by the ARC on a case-by-case basis to ensure conformance with HOA design standards.

The Architectural Review Committee may approve the submission or may refuse approval upon any grounds, including purely aesthetic considerations, which in its sole discretion shall appear warranted to protect the beauty and harmony of the subdivision. The height, material, style, finishing, and portions of the configuration requirements of these standards and specifications shall apply to all trash can enclosures constructed on or after the issuing date of this document.

The maintenance standards and the requirement for all trash can enclosures to remain outside of

drainage or preservation easements presented herein apply to all members of the HOA,

regardless of the time constructed.

**Trash Can Enclosures:**

If there is an existing fence on the property that conforms with the current guidelines, then the trash enclosure shall match the existing fence in color and style. If the existing fence on the property does not meet the current guidelines, then the trash can enclosure must meet the following requirements.

**Height Requirements**

* The minimum height of any trash can enclosure shall be 4 feet.
* The maximum height of any trash can enclosure shall be 5 feet.

**Material Requirements**

* Trash can enclosure posts shall be pressure treated pine (KDAT) or redwood cedar, #2 quality or better.
* For cedar posts, a damp proofer & sealant must be applied to the portion of the post submerged below grade extending 4” above grade.
* Enclosure pickets shall be pressure treated pine (KDAT) or redwood cedar, #2 quality or better. Thickness and color provisions apply based on the chosen material.

**Trash Can Enclosure Styles**

* All trash can enclosure wall construction shall be horizontal slat or horizontal shadow box design as shown in Exhibit A of the Cypress Breeze Plantation Association, Inc. Fencing and Screen Wall Standards
* H**orizontal slat design shall be as follows:** 
  + Nominal width of horizontal slats shall be a minimum of 4 inches (3.5 inches actual) and a maximum of 8 inches (7.25 inches actual).
  + Nominal thickness of cedar horizontal slats shall be a minimum of 1” (3/4” inch actual) and a maximum of 2” (1.5” actual).
  + Nominal thickness of pressure treated horizontal slats shall be a minimum of 5/4” (1” actual) and a maximum of 2” (1.5” actual)
  + Gaps between slats shall be a minimum of ½ inch and a maximum of 2 inches.
* **Horizontal shadow box design shall be as follows:** 
  + The nominal width of slats shall be a minimum of 6 inches (5.5 inches actual) and a maximum of 8 inches (7.25 inches actual).
  + Gaps between slats on the exterior side shall be a minimum of 1 inch and a maximum of 3 inches.
* **Fasteners** 
  + All fasteners shall be galvanized, polymer-coated, or stainless-steel nails or screws of the appropriate length so as not to protrude from the rear of the connection.
* **Finishing** 
  + All trash can enclosures shall be finished with semi-transparent or solid color, weather proofing wood stain. Color samples shall be submitted to the ARC for approval.
  + For pressure treated pickets, stains must be a solid color.
  + For cedar pickets, stains may be solid color or semi-transparent.

**Other Information**

* The ARC will review each trash can enclosure color on a case-by-case basis. Photographs of the exterior of the residence and surrounding lots shall be submitted if the color chosen is anything other than the color of the current fence colors.
* Stain and sealant shall be applied within 60 days of construction. Failure to provide stain and sealant within the allotted timeframe may result in enforcement actions by the Board of Directors.
* Non-finished or weathered wood shall not be permitted.
* For lots that have aluminum fencing the trash can enclosure must follow the guidelines for a Horizontal Slat or Horizontal Shadow Box design.

**Maintenance**

* Trash can enclosures shall be maintained by the homeowner.
* Broken or missing slats should be replaced immediately.
* If full sections of the trash can enclosure are downed, the homeowner shall replace the sections immediately.
* Wood stains shall be uniform on all portions of the trash can enclosure. Replacement sections or components of the trash can enclosure shall be stained at the earliest possible time.
* Sprinklers should be directed away from the trash can enclosure to reduce the risk of discoloration and mold build-up.
* Trash can enclosure exteriors shall be pressure washed periodically to reduce mold and mildew build-up.
* Failure to properly maintain a trash can enclosure may result in enforcement actions by the HOA.

**Trash Can Enclosure Location Guidelines**

* Trash can enclosures may be connected to the home or auxiliary structure.
* Trash can enclosures walls may be free standing (not connected to the home or auxiliary structure) if they have a finished edge on unconnected sides.
* The finished side of all trash can enclosures shall be facing outward toward neighboring properties or rights of way, i.e., untrimmed posts and cross braces shall not be on the exterior side.
* Trash can enclosures shall not be permitted to extend forward of the midpoint of the foremost structure sides. If there is a fence currently on the property, the trash can enclosure may be placed forward of the fence by no more than 3 feet if this will not put the trash can enclosure forward of the edge of the house.
* For corner lots or lots where the sides of the home or auxiliary structure face a street, the trash can enclosure shall not extend beyond the rear corner of the structure.
* Trash can enclosures shall not be permitted within preservation or drainage easements.

**Pool Lot Exceptions** (Lots 24 – 39)

* Wood trash can enclosures may be permitted on pool lots under certain circumstances, if they are attached to the home on one side, do not extend above 5’ in height, and do not extend into the 15’ rear setback. Trash can enclosures on pool lots shall be designed to extend the minimum length necessary to achieve the desired screening goal. The configuration shall be carefully reviewed by the ARC and coordinated with the lot owner to achieve the owner’s stated goal with minimal impact to the openness of the pool area.