

Shipping/Storage Container Requirements (Revised: April 2021)

As a way of providing the community with adequate devices to secure personal property the Woodland Lakes Board of Trustees permits the application of storage (otherwise known as “shipping”, “sea van”, “connex box”, “intermodal”) containers on privately held property (lots) within the community. The intended use of these manufactured structures is specifically, and exclusively for the securement of personal belongings on the owner’s property. At no time shall a shipping or storage container permit be issued for a structure designed or converted for use as a “dwelling”. Likewise, at no time shall an owner use or attempt to use a shipping/storage container as a livable space - temporarily or otherwise.

A valid permit is required before the storage container is delivered. Permits can be accessed through the Woodland Lakes Trusteeship website: woollandlakestrusteeship.com or wltmo.com, or by requesting a permit in person at the front office. The permits issued are conditional and final inspection must be completed before the permit is finalized and the structure is given approval. The Board of Trustees shall approve permit applications based on the criteria outlined below. Additionally, each structure is subject to inspection at the time of arrival. The Board of Trustees preserves first right of refusal. These rights may be exercised if a storage/shipping container does not meet the minimum requirements of the guidelines.

Storage/Shipping Container Requirements:

- Shipping/storage containers must be placed in a location on the property owner’s lot(s) – placement must be greater than 5 (five) linear feet from any adjoining property boundaries and greater than 15 (fifteen) linear feet from any road and/or utility easements
- Shipping/storage containers in excess of 40 (forty) linear feet in length shall not be permitted for placement in the community
- Shipping/storage containers must be painted within 30 days
 - color options are limited to “naturally occurring neutral colors of the landscape” (examples include, grey, brown, tan, green)
 - “Bright or bold” colors are not permitted. Graffiti, factory lettering, labels or other identifying markings are not permitted
 - For further guidance please contact the office
- Property Owners may request 2 (two) additional extension periods of 30 (thirty) days to complete the painting process of the shipping/storage container (not to exceed 90 consecutive days)
- Shipping/storage containers shall not be equipped with any of the following items:
 - Windows of any type
 - Doors not installed from the original manufacturer (e.g. Man door, residential style framed doors are prohibited)
 - Conventional doorknobs, or residential style handles or locks
 - Air conditioning or heating systems
 - Plumbing, toilets, sinks, bathtubs, basins, or showers
 - Chimneys, smokestacks, flus
 - Interior walls (e.g. room dividers)
- Shipping/storage containers must be maintained for the life of the structure – including paint and general maintenance
- Property owners applying for the shipping/storage container permit must acknowledge and agree to the permit terms and guidelines set forth therein
- By obtaining this permit a property owner agrees that failure to comply with the specifications could result in corrective action in the form of fines and/or the removal of the property owner’s storage container by Woodland Lakes at the expense of the property owner. If removed at the direction of the Board of Trustees due to non-compliance, the container shall become the property of Woodland Lakes. All associated expenses or fees will be added to the aggregated assessment record account for the property or owner(s).

The Board of Trustees reserves the right to modify, include, omit, or nullify the guidelines for the permits based on the board discretion, and/or the specific needs or requests of the ownership and community. The intention of the permission of storage containers is to provide the ownership reasonable accommodation to secure and protect personal property. Any owner found to be occupying a shipping/storage container as a dwelling (temporarily or permanently) will be cited, and corrective action shall be exercised by the Board of Trustees and its affiliates or agents.



Acceptable



NOT Acceptable