

LAKE SIDE AT HEATH

Homeowners Association

September 15, 2023

Dear Homeowner of Lakeside at Heath

It is the obligation that each Homeowner in our Community is adhering to the Declaration of Covenants, Conditions and Restrictions (DCC&R's), set forth in *Lakeside at Heath* Documents. Every homeowner is bound to conform to the Articles of the covenants. We have received phone and email communication from multiple homeowners concerned with the following topic: Board of Directors approval of Community Wide Standard

Trash Containers Rules and Regulation:

- Trash and/or garbage must be kept in sanitary containers with a lid.
- Trash bins are not permitted to be visible on non-trash pick-up days.
- Trash and/or recycle bins must be stored outside of public view in garage or backyard

Note: Trash bins can be put on the side of the home with prior ACC approved screening. (Please see details and pictures below / with an ACC approval).

Requirements for trash can screening.

- May screen with live mature screening or "L" shape fencing that matches the current fence in your yard.
- The concrete pad and screening must be 5 feet from the front facade of the home.
- Live screening must be mature at time of planting, tall enough to hide the trash cans.
- The height of the fencing must be at least 48 inches (4ft) and no greater than 72 inches (6ft).
- Screening must not restrict neighboring Lot access to their side yard, may not block access to AC unit for repairs and maintenance.
- The stain must match the perimeter fence. Approved stain colors are in the CC&R's.



Note: The Board of Directors may issue a violation and levy a fine against a Unit and its Owner each time the rules and regulations are not adhered to. We thank you for your effort and in abiding to the Rules and Regulation.

Sincerely,
Essex Association Management, LP
Managing Agent for Lakeside at Heath Homeowners Association Inc.