

## STATEMENT OF POLICY FOR THE OUTDOOR STORAGE OF TRASH COLLECTION CONTAINERS

### MEADOWCREEK SUBDIVISION

This is a statement of policy by the Board of Directors ("the Board") of the Meadowcreek Homeowners Association, Inc. ("the Association"), regarding the outdoor storage of trash collection containers within Meadowcreek Subdivision ("the Subdivision").

Pursuant to the criteria set out below, the Board, in an effort to provide homeowners with a better understanding of the process for the outdoor storage of trash collection containers and to maintain uniformity throughout the Subdivision, adopts the following policy:

A homeowner may store trash collection containers outside of their home, in accordance with the following:

1. All trash must be stored inside an appropriate trash collection container, as determined by the Architectural Control Committee of the Association ("the ACC"), with a lid, which shall remain closed at all times.
2. No trash bag shall be visible outside of the trash collection container.
3. The trash collection container shall be kept on the side of the home, between the backyard fence and the A/C unit; however, no trash collection container shall be placed in front of the A/C unit or at a distance farther than halfway from the fence of the home to the front foundation of the home.
4. If approved in writing by the ACC, a homeowner may install a polyresin outdoor privacy screen, or a section of fence matching the home's existing backyard fence, in order to block the trash collection container from view. In no event, however, shall the height of such screen exceed the height of the existing backyard fence of the home. The screen shall be affixed in a stable position and reasonably maintained at all times by the homeowner. If the screen falls into disrepair, the homeowner shall be subject to notice of violation and a reasonable opportunity to cure, followed by a violation fine or a requirement for removal, as determined by the ACC. In no event shall wooden walls or wood lattice screens be allowed.

To be effective the 1<sup>st</sup> day of January, 2016.

**CERTIFICATION**

I hereby certify that the foregoing Statement of Policy for the Outdoor Storage of Trash Collection Containers was approved on the 9<sup>th</sup> day of November, 2015, at a meeting of the Board of Directors at which a quorum was present.

DATED this the 22 day of February, 2016.

MEADOWCREEK HOMEOWNERS ASSOCIATION, INC.

By: [Signature]  
TONY BAILEY, President

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 22<sup>nd</sup> day of February, 2016, by Tony Bailey, President of MEADOWCREEK HOMEOWNERS ASSOCIATION, INC., a Texas corporation, on behalf of said corporation and in the capacity therein stated.



[Signature]  
NOTARY PUBLIC, State of Texas

**AFTER RECORDING RETURN TO:**  
Cully Lipsey  
Hoelscher, Lipsey, Elmore & Poole, P.C.  
1021 University Drive East  
College Station, Texas 77840  
File #120277