

Stone Brook Community Association

Trash Bins in Stone Brook

The Stone Brook Community is governed by a set of covenants that are intended to maintain the appearance and integrity of the community.

One of the responsibilities of the Association is to monitor, maintain and enhance the overall appearance of the community which ensures that Stone Brook is an attractive and desirable place to live.

The covenant section 8.1.5 is a means of identifying a specific detractor to the community by limiting trash bins in the public view.

The issue with leaving trash bins outside is that the bins draw pests such as raccoons, coyotes, dogs, cats, rats, mice, chipmunks and insects.

Even under the best of circumstances if the trash bin is not cleaned regularly, liquids will often leak and coat the inside of your cans, causing them to smell even when they are empty.

The board recognizes that there may be exceptions to these covenants and is willing to work with the community to come to a reasonable accommodation.

We want to offer some solutions to placing your trash bins outside.

These solutions are designed to be flexible and acceptable to those who feel they are unable to place their trash bins in their garage or out of the public view, such as in their back yard.

Tasteful Landscaping as a Cover

See the diagram below for recommended the 25% setback areas in **Red** and **Green** for placement of landscaping or screens.

An effective way of disguising or hiding cans is with plants and shrubbery. Strategically planting shrubs in a line or square in your yard will provide a natural disguise for your garbage cans. Plants that work best for this are evergreens that are low to the ground and thick. The height should be a minimum of 48" and plants should not be taller than 60".

Some examples of these types of plants are:

Boxwood shrub

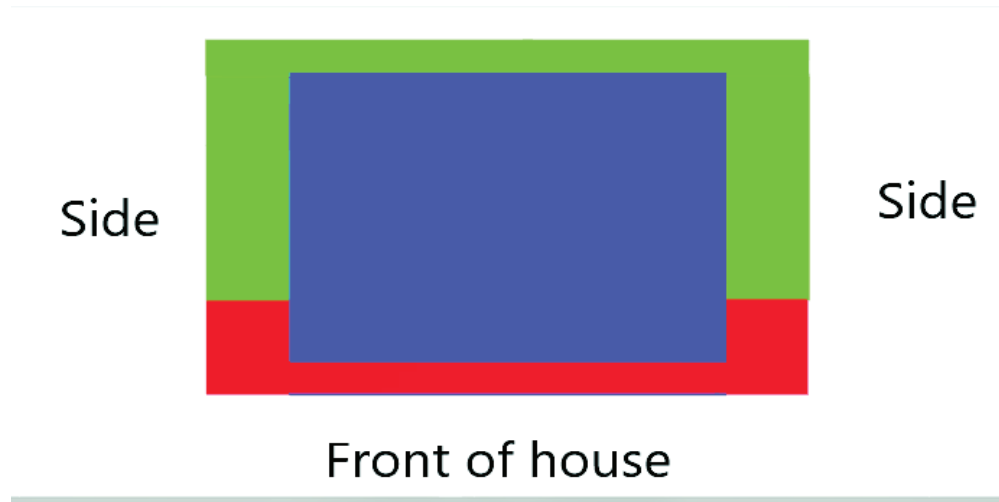
Arborvitae shrub

Euonymus shrub (spindle tree)

Holly bush

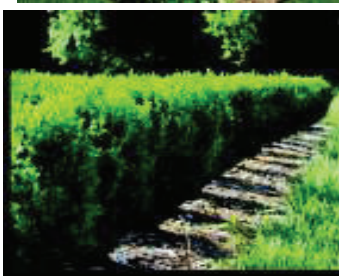
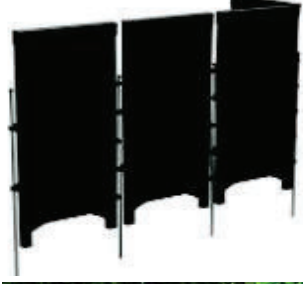
Trash Bin Screens

- Trash Bin Screens should be located on the side or back of your home. The diagram shows areas in **RED** where you should **not** place the screen. The areas in **GREEN** should be at a minimum 25% setback from the front toward the back of the house.
- A minimum of 2 panels in an "L" shape so that the bins are covered. Examples are shown below.
They should not be placed in the front or by the garage door.
- **Materials**
The screens can be wood or vinyl. Tall enough to cover up to the top of the bin a minimum of 48" tall and a maximum of 60"
The color should be aesthetically pleasing and similar to the rest of the house. Preferably dark or muted and not stark, like a brilliant white.
Cannot be a shed or used for other purposes.
Must be maintained as part of your home. You are responsible for any pests (rodents, bugs etc..)that may be drawn to your bins.
- **Corner lots** with exceptional circumstances should file an Improvement Application and note the reason for the exception.
The board will work with you for viable solutions.
All requests for an exception require an Improvement Application prior to any installation.
- **Trash bins not stored in an enclosure are subject to the existing covenants and must not be viewable from the street. If you have an enclosure your trash bins must be inside the enclosure, not on the side of the enclosure, not in front of the enclosure, otherwise they are considered not stored in an enclosure and subject to the same covenant policy.**
- **Requires an Improvement Application request for approval by the Board and Towne Properties.**



Screens need to be a minimum of 48" high and a maximum of 60"

Examples of Styles of Screens - These are styles and if possible choose a dark or muted color. One closer to the color of the house.



Boxwood shrub



Arborvitae shrub



Euonymus shrub (spindle tree)

Dimensions of large Trash Bin
46" Tall
28" Wide at the top
33" Deep

Requires an Improvement Application prior to any installation.