

BOXWOOD GREEN HOMOWNERS ASSOCIATION TEMPORARY STORAGE POLICY

Purpose of Policy. To establish a policy for the temporary storage of motor homes, camping trailers, boats, boat trailers, movable storage containers, and similar items in the driveway or on the property of Boxwood Green property owners to preserve the natural beauty of the community and to maintain the value of the properties within Boxwood Green.

Background. Section 5 of the Boxwood Green Covenants permits the temporary storage, except for items garaged, of motor homes, camping trailers, boats, boat trailers, and movable storage containers on their property for "... a reasonable period of time for repair or preparation for use; however such repair or preparation period shall conform with reasonable limitations on the number of consecutive days and an aggregate annual limitation such items may be in the driveway or on a homeowners' property as established by the HOA Board of Directors."

Consideration of Neighbors. Homeowners have the right to store items in their driveways and on their property, but only for a temporary period of time. Even when temporary storage does not violate the limitations in this policy, homeowners should consider the impact of their decisions on their neighbors and limit temporary storage to the minimal period necessary. Boxwood Green is not only a conglomeration of individual houses but a community of neighbors and friends who purchased their properties for the esthetic beauty provided on Smith Mountain Lake. While this policy sets limitations on timeframes to store the items previously mentioned, it is **not** intended to prohibit their use, purpose, preparation, or repair on a homeowner's property.

Storage Area. To eliminate the view of unsightly temporary items from the street, the lake, or a neighbor, the Association provides a free and locked storage area.

Policies and Procedures.

1. Property owners shall not store motor homes, camping trailers, boats, boat trailers, movable storage containers, and similar items for more than 10 consecutive days or for more than 30 days during the annual period beginning January 1 and ending December 31 of any given year.
2. Property owners who wish to extend the limitations to accommodate repairs/preparation or to provide temporary housing for guests may petition the Board for additional time. The petition must be in writing sent to the Association's office address at P.O. Box 942, Hardy, Virginia, 24101, by E-mail to the Board Secretary, or hand delivered to any Board member for review at the next Board Meeting.
3. In the case of an emergency repair, the property owner can contact the Board Secretary by E-mail or by telephone.

4. To facilitate the approval process, the requesting property owner should provide the views of the property owners adjoining their property. Additionally, the request should detail the specific reasons for the request and the expected date of the removal of the item.

General Review Guidelines. The Board of Directors will consider each request for an exception to the policies on an individual basis. The Board review may include an investigation of the property, discussions with the requestor, and interviews with neighbors of adjoining properties and within sight of the stored items. The Board Secretary will notify the requestor of the Board's decision by E-mail or telephone with a written response to follow.

Property Owner Complaints. The Board will post all exceptions to this policy on its Web-site at www.boxwoodgreen.org. Property owners who believe a violation of this policy exists should check the Web-site to see if the exception is listed. If not, the property owner can file a written complaint with the Architectural Review Committee (ARC), which will investigate the complaint in accordance with Section 5 of the Architectural Review and Community Standards Committee Operating Practices.

Additional Board Action. If the ARC reports to the Board of Directors that a violation of this policy continues, the Board will address the issue in accordance with the Covenant Enforcement Violations Penalties approved by the Board on July 19, 2004.

Approved July 14, 2010