



King's Deer Homeowners Association, Inc. Storage Container Policy

WHEREAS, the Board of Directors of King's Deer Homeowners Association, Inc. ("Association") has the power to adopt rules and policies pursuant to: the Declaration of Covenants, Conditions and Restrictions for King's Deer Subdivision; the Declaration of Covenants, Conditions and Restrictions for King's Deer Highlands; and the Articles of Incorporation and Bylaws of the Association.

NOW THEREFORE, the Association Board of Directors hereby adopts the following policy.

1. **Definition.** For the purposes of this policy, a "storage container" is defined as any POD, Pack-Rat, U-Haul U-Box, or any other moving or storage receptacle whose purpose is to contain household goods, materials, equipment, or other property in a secure on-site container.
2. **Application.** Application for the placement of a storage container must be made to the HOA Manager. HOA Manager approval is required before any storage container(s) shall be placed on the lot.
3. **Placement Period.** The Owner must provide the HOA with a start and end date that the storage container will be on the lot. The storage period is limited to 21 calendar days.
4. **Storage Container Location.** Any storage container shall be placed so as not to encroach onto or interfere with adjacent lots, common areas, or recreational easements. The storage container must be located on the Owner's driveway whenever possible.
5. **Violations of Policy / Enforcement.** Any Owner who is found to be in violation of this policy will be subject to remedial action and any and all enforcement rights of the Association including, but not limited to, fines (after notice and an opportunity for a hearing pursuant to the Association's covenant and rule enforcement policy).
6. **Extension.** Owners may request an extension of the application through written request to the HOA Manager. Each request will be considered on its own merits and waivers will only be granted for a limited period. The HOA Manager may revoke any waiver before the waiver expires.

As with all covenants and policies, the Association will enforce the Storage Container Policy within a balance of all duties and obligations placed upon the Association's resources.

These Rules shall become effective on the date following their adoption by the King's Deer Board of Directors, and shall replace all rules, regulations, standards or policies regarding Storage Containers.

This policy was adopted by the Board of Directors on this 18th day of April 2023.

KING'S DEER HOMEOWNERS ASSOCIATION, INC.
A Colorado nonprofit corporation

By: / *signed* /
Its: President