KING'S DEER
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DUMPSTER & STORAGE CONTAINER POLICY

Effective: October 20, 2026

1. BACKGROUND

The King's Deer Homeowners Association has the authority to set and enforce rules based on several provisions in our governing documents to ensure the beauty and safety of the community. The placement of any large, stationary containers is subject to the following guidelines.

2. DEFINITIONS

- **Storage Container** – Any POD, Pack-Rat, U-Haul U-Box, or similar receptacle used to move or store household goods, materials, equipment, or other property in a secure on-site container.
- **Dumpster / Roll-off** – Any large trash receptacle, Bagster®, trailer, or similar container used to contain construction or demolition waste or debris.

3. **APPLICATION & APPROVAL.** Owners must submit a Miscellaneous Project Application (available on the website) to the HOA Manager before placing any storage container or dumpster on their lot. Placement may not begin until HOA Manager approval is granted.

4. **PLACEMENT PERIODS.** Owners must provide start and end dates for all placements.

- **Storage Containers:** Maximum placement period is typically 21 calendar days.
- **Dumpsters:** Maximum placement period is typically 30 calendar days.
- When associated with construction or other renovation projects, placement may continue while the building permit remains active or as approved by HOA Manager.
- **Extensions**: Owners may request an extension in writing. Extensions are granted at the HOA Manager's discretion, may be revoked, and are limited in duration.

5. LOCATION REQUIREMENTS.

- Be placed on the owner's driveway and in a location that limits visibility from the street, if possible.
- Not encroach onto or interfere with adjacent lots, common areas, or recreational easements.

6. **CONTAINMENT REQUIREMENTS (DUMPSTERS ONLY).** Waste and debris must be fully contained with a secure cover or lid when available. Owner is responsible for picking up trash and/or stray debris in the area.

7. **VIOLATIONS & ENFORCEMENT.** Owners found in violation of this policy may face remedial action, including fines, pursuant to the HOA's *Covenant and Rule Enforcement Policy and Fine Schedule*.