



Wendell Falls Community Association, Inc.

WENDELL FALL WASTE AND RECYCLE CONTAINER SCREENING GUIDELINES

Purpose:

The purpose of this requirement is to ensure that our neighborhood is kept as a neat and desired place that we and others want to live in. This protects our home investments and ensures home values are maintained or increased as inflation factors go up.

Requirement:

Out of Street View: Trash and recycling containers shall be stored in a location that is not visible from any public street or sidewalk serving the residence. Containers may be stored within a rear yard, behind an existing fence, garages, approved trash enclosure, or landscaping that adequately screens them from street view. Storage behind an existing rear-yard fence or within an approved trash enclosure shall be deemed compliant with this requirement, provided the containers are not readily visible from the street or sidewalk.

DRC Application Required - A DRC Application (no fee) needs to be submitted for any enclosure or landscaping added to screen trash containers.

Home Site Guidelines

It is recommended that trash and recycling containers be stored in garages or behind back yard fences.

If that is not possible, the Compliance Committee will consider requests for garbage can area screens, depending on placement and view from the street. Examples of allowed screen design are shown in the Trash Screening Examples doc on the Document Library/Architectural Design Guidelines section of the LifeatWendellFalls.net site.

Screens/enclosures shall not be placed in the front yard. Screens enclosing trash and recycling containers should be located on the garage side of the house and set back 10 feet from the front corner of the house. For homes with no garages, the screens should be placed on the back corner of the home.

Whenever possible, alternatives to screens are recommended and encouraged (ie landscaping and plants). It is also recommended that all screens be softened through the use of evergreen landscaping on the exterior side. Location: Privacy screens and other enclosures shall follow the natural topography of the land and match their surroundings. Existing trees shall not be removed to place the screen/enclosure without prior approval from the DRC.



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Materials and Design Requirements:

In order to maintain a uniform style throughout Wendell Falls, screens/enclosures should be higher than the top of the trash cans, but may not exceed 54" maximum height, can be no wider than 3' and no longer than 10', and must be at least two sides of screen plus the original garage wall. Gate(s) no wider than 3' may be installed on either the side or rear of the enclosure; if installed, the gate(s) must be kept closed at all times except for ingress and egress of trash and recycling containers. Screens/enclosures may be constructed with wood or vinyl. Wooden containment areas must be either treated with a natural stain or painted to blend with the house exterior and/or trim. Lattice shall be pressure treated wood (1"x2" minimum suggested, square type not diagonal), vinyl allowed if having the three-dimensional appearance of wood (flat vinyl is not allowed), and color shall match trim color of house, trim or any existing fencing.

All screening and enclosures must be maintained in an aesthetic, safe and good condition (pressure-washing, painting, etc.).

Variances to these design requirements may be granted based on the location of utilities, meters, lot shape, or other site-specific constraints. Any impervious surface overages associated with the installation of trash can screening will require submission of a variance application for review and approval. Additionally, any platform or foundation for the trash can screening, including pavers or similar materials, will require a variance request application for impervious surface.

Townhome Guidelines

Townhomes should comply with the Home Site Guidelines and Materials and Design Requirements outlined above whenever reasonably feasible. However, recognizing the unique lot configurations, shared walls, utility placements, and limited yard space often associated with townhome lots, the following alternative screening options may be considered when compliance with the standard requirements is impractical.

It is recommended that trash and recycling containers be stored within garages whenever possible. If garage storage is not feasible, containers may be neatly stored adjacent to the garage or home and screened from street view using DRC-approved evergreen shrubs, landscaping, or other approved screening methods.

Alternative screening locations and designs may be approved on a case-by-case basis where utilities, meters, easements, lot dimensions, drainage features, or other site-specific conditions prevent compliance with the standard screening requirements. All



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proposed screening must be submitted through a DRC Application (no fee) for review and approval prior to installation.

Trash and recycling areas must be maintained in a neat and orderly condition at all times. Containers shall be stored out of street view except on collection days, and no loose trash, debris, or bulk materials shall be allowed within or around the screening area.