

October 28, 2023

TO: Hampshire Homeowners

FROM: Hampshire Board of Directors

RE: Trach Cans

In the Initial Rules, Exhibit C 2(t), page C-3 it states garbage cans cannot be “in view of neighboring Units and streets”. We will not change this rule. This does allow for trash cans to be kept outside the garage. This was also the dominant opinion from all the comments received the last two months. The big issues are how to interpret and manage that.

We will take a stricter, tighter view of the CCRs going forward. This will be a change from the way we have considered it previously. If your trash cans are visible by neighbors (even behind you) or from streets (not just right in front of your house) it would be a violation. This essentially means trash cans must be fully screened from view. FYI, Associa says most communities do not allow trash screens and all cans must be kept in the garage or out of site somewhere.

We want to get to a standard style screen. The two attached pictures are examples of what will be approved. We cannot tell people with previously approved screens they need to change. However, coverages must be addressed. As always, an official Arc request must be submitted.

If you have questions, comments, etc feel free to reach out to the Board directly at board@hampshirehoa.com

