

Date: September 11, 2015

Attn: Whitewater Springs Property Owners and Residents

From: Whitewater Springs Board of Directors

Re: Temporary Containers and Structures (PODS, trailers, temporary structures, etc.)

Owners and Residents:

It has recently been brought to the attention of the Board that there have been instances of temporary structures, trailers, and temporary containers being left on lots for an extended period of time. The restriction documents for the Whitewater Springs subdivision address this issue, as per the following citations:

Article II, Section 2 states, "No structure of a temporary character, trailer, manufactured home, recreational vehicle or trailer, tent, or shack shall be used in any tract at any time, temporarily or permanently except as allowed by paragraph 5." (Note, "paragraph 5" speaks to temporary buildings utilized during construction only.)

Article III, Section 1 states, "No external improvements or changes shall be erected, placed, or altered on any tract until the construction plans and specifications and a plan showing the location of the structure and a complete plan of sewer system showing relation to the tract lines and water lines, water wells...has been approved by the ACC as to quality of workmanship and materials, harmony of external design of existing structures, protection of the environment, and as to location with respect to topography..."

Article IV, Section 3 states, "Any building of any type must be approved by the ACC."

Article IV, Section 4 states, "No tract shall be used or maintained as a dumping ground for rubbish, or trash, and no garbage, or waste shall be kept except in sanitary containers. All other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition."

Article VIII, Section 16 states, "The Owner of a tract or tracts in the project will be required to keep said property free of any unsightly or offensive accumulation of trash, garbage, or unsightly deposits of any nature or kind from the date of purchase of said tract. This requirement is effect on occupied and unoccupied tracts. Ten days after notice to Owner of such situation existing, the Authority herein created, or its employees will have the right and authority to enter upon said premises and correct any existing violation of this section. Such Authority will charge said Owner a reasonable fee for such work accomplished and bill said Owner for said fee, plus a reasonable service charge per month, for each instance, until the Owner pays said Authority in full as billed."

As per these covenant citations, the Board respectfully requests that any property owner or resident comply with these requirements. It is formally requested by the Board that any temporary structures, including trailers, PODS, etc., be removed from a lot within thirty (30) days of its first arrival. Doing so will ensure consistency throughout the subdivision, and maintain the integrity of the property.

Thank you for your attention and assistance in this matter.

Whitewater Springs Board of Directors