

JACKSON SCHOOL
HOMEOWNERS ASSOCIATION

CC&R NUISANCE DEFINED POLICY

CC&R V 5.1 (e) Nuisance states, “No noxious or offensive conditions shall be permitted upon any part of said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood”. The combined efforts of your CC&R Committee and the Board of Directors have identified nuisances as they relate to the CC&R’s.

CC&R V 5.1 (e) Nuisance.

Nuisances shall **include, but not be limited to**, the following and shall apply when visible or detectable from the street:

- **Storage of landscaping materials.** (ongoing storage of materials such as bark dust, chips, dirt, blocks, gravel, etc.);
- **Storage of firewood.** (stacked, piled or thrown firewood);
- **Commercial dumpsters** (for more than 1 week unless part of approved on-going construction);
- **Storage of construction material.** (ongoing storage of lumber, siding, roofing, etc.);
- **Trash and/or unsightly materials.** (ongoing accumulation of such things as mowers, tillers, hoses, ladders, pots, pails, tools, trash bags, play things, etc.);
- **Damaged or substitute window coverings.** (commercial window coverings in damaged condition or the use of substitute coverings such as tin foil, cardboard, sheets, etc.);
- **Materials or conditions causing ongoing noxious or offensive odors.** (injurious or unpleasant odors caused but such things as gas, smoke, dust, chemicals, rubbish, rotting materials, etc. – includes noticeable by smell in the that go beyond the property boundaries;
- **Hazardous vehicles, equipment, materials or conditions.** (wrecked or junk cars, dangerous machinery, large holes, exposed wires, dangerous tools, etc);
- **Graffiti.** (unauthorized paint, ink, markers, dye or other similar substances on surfaces);
- **Tarps.** (canvas, plastic, etc. covering trailers, vehicles, RVs, structures, stacks or piles, fenced or sheltered areas, etc. - tailored neutral colored RV tarps excluded);
- **Holiday decorations.** (any decoration beyond 45 days after holiday);
- **Residential garbage, recycle, or lawn/landscape debris containers.** (out-of-sight except the day prior to and day of collection).
- **Temporary, portable storage containers** for storage of materials or personal property during remodel or relocation for more than 30 days. (Use longer than 30 days requires ARC approval).
- **Vehicle trips** in excess of 15 single car trips per day to an individual residence. A single car trip is defined as either arriving or leaving a residence.
- **Noise** Frequent, reoccurring noise emanating from a lot that prevents surrounding residents from enjoying a quite 50 dBa while inside their house with the windows closed.

- The Board of Directors of the Association through its committees or employees has the sole responsibility to determine if a unit is in violation of this policy. The board has sole discretion to determine the fine or penalty for unmitigated violations or reoccurring violations of the same type.