

STONECREEK HOMEOWNERS ASSOCIATION

Portable Storage Units

Guideline & Fine Policy

January 23, 2008

The following policy/guideline has been established by the Board of Directors of the Stonecreek Homeowner Association concerning the placement of portable storage units, also known as POD's (herein referred to as "POD's").

- 1) For non-emergencies, storage of POD's are not allowed. The placement of a POD or portable storage unit is a violation of the CC&R's, and is subject to fines per the amended and approved Fine Schedule dated January 23, 2008. Examples of "non-emergencies" are, but are not limited to, as follows: construction, remodeling, general storage or any other "planned event" wherein a portable storage unit may be used.
- 2) For emergencies, the homeowner MAY place a POD on their property without prior notice. However, the homeowner MUST inform the Association in writing within three (3) days from the date the POD is placed onto the property via submittal of an ACC form. The ACC form MUST include the following information:
 - a) Explain the emergency that occurred and why it requires a POD.
 - b) A specific date that the POD will be removed.
 - c) Where the POD is placed.
 - d) A statement that the homeowner agrees to maintain the POD and its use in a clean manner at all times while on the Stonecreek property.

For purposes of this policy/guideline, examples of an "emergency" would be, but not limited to, fire, flood, storm damage or other acts of god, structural failure or some other "unplanned event".

Upon receipt by the ACC Committee, a decision will be rendered. If approved, the POD MUST be removed by the specified date on the ACC form that was approved. If it is NOT approved, the POD MUST be removed within three (3) days from notification that the ACC request was denied OR the requesting party may re-submit for consideration by the Board of Directors, as allowed under Arizona law.

IT IS THE DESIRE OF THE STONECREEK HOMEOWNERS ASSOCIATION TO NOT ALLOW POD'S IN THE STONECREEK COMMUNITY. HOWEVER, SPECIAL CIRCUMSTANCES, AS OUTLINED ABOVE, MAY ALLOW POD'S TO BE USED FOR AN INTERIM & SPECIFIC PERIOD OF TIME.