

December 3, 2004

To: AIA Board of Directors
From: ACC
Re: Policy: approved 12/08/04

Policy: Visibility of above ground utility storage tanks

Purpose: To protect and maintain community continuity

Preamble:

The Arbors prefers underground utilities, as listed in the deed restrictions. Underground utilities were intended to include propane and water storage tanks, and water well equipment/housing. However, it is also recognized that leased tanks cannot be installed underground and that making a distinction between leased and purchased tanks is not appropriate. But any storage tank or water well visible by its location in a front or side yard of an Arbors home is also not appropriate or desirable. Therefore, the following policy is proposed by the ACC for adoption by the Board of Directors:

Policy:

Storage tanks including but not limited to water and propane tanks, and water well equipment/housing must not be in view. In the event a utility unit, such as a storage tank or water well equipment/housing, is located in a front yard of any Arbors home or in any other manner visible from the street or streets, the utility unit must be concealed from view by use of a fence, trellis, or appropriately sized evergreen planting material. The selected concealment method must allow for utility unit service, while reducing or blocking the view of the unit.

Completion of the owner selected and installed concealment method must be completed within the home completion time frames set forth in the CC&Rs. Utility units installed prior to this policy have 90 days from the effective date of this policy to select and install a designated concealment method. The standard violation letter and fee schedule apply for non-compliance.