MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.
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POLICY NUMBER: 2026-002 Effective Date: December 1, 2026

SUBJECT: Policy for the Interpretation and Clarification of the Meadows at Shawnee Homeowners Association's Declaration of Restrictive Covenants for Article VI, Section 2 and Section 17, Regarding Temporary Storage Containers and Portable Moving Units.

1. AUTHORITY:

a. Delaware Code Title 25, "Common Interests and Ownership of Real Estate," Chapter 81, "Delaware Uniform Common Interest Ownership Act," Subchapter III, "Management of the Common Interest Community," Section 81-302(a):

(1) Adopt and amend bylaws and rules and regulations;

(15) May exercise any other powers conferred by the declaration or bylaws; and

(17) May exercise any other powers necessary and proper for the governance and operation of the association.

(https://delcode.delaware.gov/title25/c081/sc03/index.html).

b. Bylaws of the Meadows at Shawnee Homeowners Association, Inc., Article VI, Section 1(a) and (b), providing the Board of Directors the power to "adopt and publish rules and regulations governing the use of the common properties and facilities, and the personal conduct of the members and their guests, and to establish penalties for infractions" and to "exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation…"

(http://www.meadowsatshawnee.com/bylaws-and-restrictions.html).

c. Declaration of Restrictive Covenants for The Meadows at Shawnee, Article VI, Section 2 ("Trailer, Mobile Homes, Etc."), which prohibits temporary structures upon any lot, and Article VI, Section 17 ("Outbuildings"), which regulates outdoor storage facilities.

2. PURPOSE: This policy establishes standardized guidance and operational criteria for the Meadows at Shawnee Homeowners Association's Board of Directors and homeowners regarding the temporary placement, duration, and notification requirements for portable storage containers (such as PODS) and moving vaults, consistent with the intent of the HOA's Declaration of Restrictive Covenants.

3. BACKGROUND: Article VI, Section 2 of the HOA's Declaration of Restrictive Covenants states that "No temporary structure, including trailers and mobile homes, shall be permitted or maintained upon any lot," while Article VI, Section 17 restricts the placement and construction of enclosed outdoor storage facilities. While these provisions prohibit permanent or long-term temporary storage structures, contemporary moving and home renovation practices frequently utilize portable on-demand storage units for short durations. Without standardized guidelines, determining reasonable allowances for residential moving or renovation versus prohibited long-term storage has created ambiguity for homeowners and the Board. This policy establishes clear, uniform parameters governing the temporary use of such containers.

4. POLICY: It is HOA policy to provide clarification and establish uniform operational guidelines for the temporary placement of portable storage containers on residential lots within The Meadows at Shawnee.

5. GUIDANCE: The following guidelines for evaluating and permitting temporary storage containers under the Declaration of Restrictive Covenants are implemented:

a. Prior Written Notification: No temporary storage unit—including portable on-demand storage containers (PODS), moving vaults, storage pods, or temporary storage structures of any kind—shall be kept or maintained on any Lot or driveway without prior written notification to the Board of Directors. For purposes of this policy, "prior written notification" shall mean written notice (via email or mail) provided by the homeowner to the Board of Directors at least forty-eight (48) hours prior to the delivery of the unit, specifying the delivery date, anticipated removal date, container dimensions, and vendor/supplier name.

b. Permitted Placement Location: Approved temporary storage units must be placed entirely on the homeowner's paved driveway. No temporary storage unit may be placed on any lawn, street, sidewalk, right-of-way, or Open Space at any time.

c. Maximum Duration: A temporary storage unit may not be kept or maintained on any Lot or driveway for a period exceeding thirty (30) consecutive calendar days.

d. Extensions: Any extension beyond the initial thirty (30) consecutive calendar day period requires a formal written request from the homeowner and written approval by the Board of Directors prior to the expiration of the initial 30-day period (e.g., in cases of active, permitted home repair or emergency restoration).

6. PROCEDURES: Once it is determined that a temporary storage unit fails to meet the notification, placement, or duration criteria established by this policy, the homeowner shall be notified and subject to enforcement actions in accordance with the procedures of HOA Policy

Number 2024-001, “Enforcement Procedures, with Schedule of Fines, for Violations of the Meadows at Shawnee Homeowners Association’s By-Laws and its Declaration of Restrictive Covenants.”

APPROVED by the Meadows at Shawnee HOA Board of Directors on November 16, 2026.

/S/ Jacob Feist
Jacob Feist, President
Meadows at Shawnee Homeowners Association, Inc.