

Bent Pine Preserve Homeowners Association, Inc. (BPP)

Outdoor Utility Equipment Policy

Purpose:

This policy is adopted by the Board of Directors of BPP to establish uniform guidelines for outdoor utility equipment placed upon lots within the community. The purpose is to ensure consistency, preserve aesthetic standards, and promote the health, safety, and welfare of residents.

1. Definitions

Outdoor Utility Equipment

For the purposes of this policy, “outdoor utility equipment” shall include, but is not limited to:

- Backup generators
 - Pool equipment
 - HVAC equipment
 - Water softener systems
 - Any other devices or systems installed or used outside a home to support essential household functions, maintenance, or utilities. These are typically functional rather than decorative and play a role in the home’s infrastructure or upkeep.
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2. Installation and Approval

- Homeowners must first request to install, enhance, or replace outdoor utility equipment, to ensure the equipment is approved by the BPP Design Review Board (DRB) through the normal process.
 - Outdoor utility equipment is typically installed by professionals and may be subject to licensing, local building codes, and/or zoning ordinances due to their utility nature and potential impact on neighboring properties.
 - Style, color, material, and conformity with community aesthetics and a unified building scheme may be taken into consideration.
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3. Guidelines on Visibility

To maintain community appearance while ensuring safety:

- **Shielding of Outdoor Utility Equipment:**
All outdoor utility equipment installed upon any lot must be adequately and appropriately shielded from view from adjacent lots, street view, and across any lake views.
 - Shielding may take the form of either landscape vegetation or “bump-out” barrier walls attached to the home, as determined by the DRB.
 - The use of fencing, plastic, wood, or similar style decorative barriers is not permissible.
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4. Violations

The Association may impose fines and exercise its other legal remedies in the event of non-compliance with this policy.