

Standards for Clutter, Debris and Health and Safety Nuisance Enforcement

Purpose

To define yard clutter and debris in order to preserve the health, safety, and visual quality of neighborhoods, and to provide clear standards for enforcement under applicable CC&R, Lease, and City or County Ordinances.

Definitions

Clutter: Any accumulation of items in outdoor areas that are not in active use, not stored in an orderly manner, or are not appropriate for outdoor storage. This includes, but is not limited to:

- Discarded household items (e.g., furniture, appliances, mattresses)
- Scrap materials (e.g., wood, metal, plastic, cardboard)
- Construction debris not associated with an active, permitted project
- Excessive yard tools, toys, or equipment left unattended
- Indoor furniture used outdoors

Debris: Waste materials including:

- Yard waste (e.g., leaves, branches, grass clippings) not properly contained or disposed of
- Trash, litter, or garbage not stored in approved containers
- Broken glass, rusted metal, or other hazardous materials

Excess and Non-Operable Vehicles: Any vehicle that is inoperable, unlicensed, or not routinely moved or used and is stored outdoors.

Health and Safety Nuisance: Any accumulation of materials that impede or impact egress and ingress to the home (doors and windows), or create environments that foster pests such as:

- Rat harborage. Condition that provide a place where rodents or other pests to gain shelter, feed, or breed.
- Emergency access routes blocked. Brush, vines, overgrowth and other vegetation located within five feet of a structure that is likely to obstruct or impede the necessary passage of fire or other emergency personnel.
- Thickets that conceal hazards. Blackberry vines and other thickets when such growth is found to be:
 - Concealing trash and debris; or
 - Creating rat harborage; or
 - Creating harborage for people involved in criminal activity or for products used for criminal activity.

- Overgrown lawn areas. All weeds and grass that are located in lawn areas and have a prevailing height of more than allowed by local code and/or ordinances.

Standards for Compliance

1. Outdoor Storage

- All items not designed for outdoor use must be stored indoors or in a fully enclosed structure.
- Tools, lawn equipment, and recreational items must be stored neatly and not left scattered across the yard.

2. Trash and Waste

- Trash must be stored in closed, rodent-proof containers.
- Make best efforts to keep trash and recycling bins out of public view except on collection days if/when possible.

3. Vegetation and Landscaping

- Grass and weeds must not exceed the maximum allowed by local code and/or ordinances.
- Dead trees, stumps, and overgrown vegetation that obstruct sidewalks, driveways, or views must be removed.
- Blackberry vines or thickets that conceal debris or attract pests must be cleared.

4. Vehicle Storage

- No inoperable, unregistered, or dismantled vehicles may be stored outside.
- Vehicles must be parked in designated driveways/areas, not on lawns or other areas.

5. Health and Safety Nuisance

- Any condition that significantly results in an accumulation of materials that impede or impact egress and ingress to the home (doors and windows), or create environments that foster pests must be immediately addressed.

Enforcement and Penalties

- The City/County (per applicable code or ordinance), Habitat or your Homeowners Association may notify you of violations of these standards. The written notice will provide a time period to correct the issue. Homeowners have the right to object and/or explain the situation, which may result in a temporary suspension of actions.
- Failure to comply may result in penalties and/or other action including:
 - Administrative fines imposed on the homeowner by the Homeowners Association (if present), City or County as applicable.
 - Abatement by a third-party with costs billed to the property owner.
 - For severe and/or prolonged violations, termination of the ground lease and forced sale of the home.