

**Bay Breeze Point
Homeowner's Association
Board of Directors Resolution # 011226**

RE: Clarification of Trash/Sanitary Containers Storage

Background: Article 7.1. (j) of the Declaration of Covenants, Restrictions, Reservations and Easements of Bay Breeze Point addresses "trash/sanitary containers storage." City of Norfolk codes cover trash/sanitary container storage, as well, but the language within Norfolk's Code allows an additional storage option.

Discussion: Article 7.1. (j) states that "All rubbish, garbage, and other waste shall be kept in sanitary containers at all times, screened from public view, except when placed on or by the street for collection during any regular collection day." Norfolk Code, on the same subject, states that "trash containers will be stored a minimum of five feet behind the front of building line or screened from view."

Approved BOD Guidance: Using the authorities granted by the "Declaration of Covenants, Restrictions, Reservations and Easements of Bay Breeze Point" Article VII, Section 7.1. (r), the Board of Directors approves changing the second sentence of Article VII, Section 7.1. (j), and adds a sentence to the paragraph, to read as follows:

"All rubbish, garbage, and other waste shall be kept in sanitary containers at all times, will be stored a minimum of five feet behind the front of building line or screened from public view, except when placed on or by the street for collection during any regular collection day. The Architectural Review Board (ARB) shall approve screening construction prior to installation."

The above action aligns Bay Breeze Point HOA's governing documents with City of Norfolk Code.

** This resolution was approved on January 12, 2026, and supersedes prior Trash/Sanitary Containers Storage guidelines (BOD Resolution #040918) and is effective immediately.



Lorrie Leedy
President, BBP HOA