

# **Hollands Crossing Homeowners Association**

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**Architectural Standards  
and  
Control Specifications**

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**2022**

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### Appendix

Please visit [www.hollandscrossing.org](http://www.hollandscrossing.org) or contact the current property manager to download or request a copy of the current Architectural and Landscape Request Form.

## 1.0 Letter of Introduction, and Approval Process

The purpose of the Architectural Standards and Control Specifications document is to provide the homeowners of Hollands Crossing the specifications each homeowner must follow to maintain the physical appearance of their property as well as identify the process for changes they wish to make.

The objective of this document is to maintain the overall appearance of the Hollands Crossing Subdivision, whereby preserving the overall appeal of our homes and neighborhood, and increase the values of our homes.

### Review & Approval Process Steps:

- 1) Consult the applicable section of the Architectural Standards and Control Specifications and determine what requirements must be followed prior to submitting a current Hollands Crossing Homeowners Association Architectural and Landscape Request Form.
  - 2) The Architectural and Landscape Request Form must be completed and submitted, and subsequently approved in writing by the property management company via the Board of Directors, ***before*** any work is commenced. *No change shall begin without written approval from the Board of Directors via the management company.* Residents commencing work in violation of standards is done at their own risk. Additional costs incurred as result of commencing work prior to approval are the responsibility of the homeowner. Failure to comply with guidelines will result in violation fines as stated in the covenants of Hollands Crossing Homeowners Association.
  - 3) The Architectural and Landscape Request Form must be submitted with appropriate documentation. Please review the pertinent section(s) of the specifications and provide the documentation indicated. Details required for each submittal may vary depending upon the type of change. Building permits are the responsibility of the homeowner as required by Town/City/County Ordinances.
  - 4) The approval process is as follows:
    - a) The Architectural and Landscape Request Form and supporting documentation will be reviewed initially by the Association's management company for completeness and legibility
    - b) Completed submittals will be forwarded to the Architectural Committee (if active) or Board of Directors for review and inspection of the site. If active, the committee will make a recommendation to the Board of Directors
    - c) The management company will inform the homeowner, via written correspondence (postal mail or e-mail) of the Board of Directors' decision
    - d) Approval process will take approximately 45 days for processing and receipt of permission of changes. ***No previously approved installation shall constitute establishing a precedent for approval***
    - e) ***Deterioration or repairs that result in the reconstruction or entire replacement of a structure, the new structure must conform to the current specifications outlined in this document***
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## **2.0 Appeals Process**

To appeal a disapproved submittal, submit a written response to the Board of Directors, via the management company. The response must include specific detailed information that clarifies why the submittal should be reconsidered. To obtain the contact information of the current management company you may contact the President of Homeowner Association or visit the community website: [www.hollandscrossing.org](http://www.hollandscrossing.org)

### 3.0 Landscape / Hardscapes Architectural Standards

#### 3.1 General Landscape Maintenance Requirements

**Approval Required:** Approval is required for major landscaping modifications. A major modification would be considered a project that meets one or more of the following criteria:

- a) are structural – installation of a retaining wall or modification to existing retaining wall, installation of a walkway
- b) changes to the contour of the land
- c) are adjacent to a property line
- d) obstruct a neighbor's view
- e) removal or installation of significant amounts of landscape
- f) Removal of any trees having a trunk diameter exceeding three (3) inches, shall not be removed without the express written approval from the Board of Directors.

Approval is not required for minor landscaping modifications. A minor modification would be considered a project that meets one or more of the following criteria:

- a) naturalizing small areas of the yard that occupies no more than 30% of the front and 30% of the rear, and still must be maintained according to the guidelines below
- b) adding low growing shrubs and bedding flowers
- c) tree planting – unless the planting(s) will detract from neighboring lots or impede sight lines

Modifications to the Hollands Crossing subdivision common areas without the approval of the Board of Directors is strictly prohibited.

**Guidelines:** All landscape projects, whether major or minor in nature should be completed in a reasonable amount of time.

Pursuant to the restrictive covenants, it is the primary responsibility of all homeowners to maintain their property in a way that does not detract from the overall aesthetics of the Community. Homeowners' compliance of this guideline will be based on their property's appearance and how consistent it is with the appearance of the neighborhood's common areas. This includes the following:

- a) Overall quality of the lawn (weed content, grass height, greenness of lawn)
- b) Edging along all sidewalks, driveways, and curbs
- c) Trimming along fence and house lines (front and backyards)
- d) Hedging of all screening bushes to provide a clean look (front and backyards)
- e) Mulching (e.g., pine straw, hardwood, or rock mulch is permitted) of all planted areas and around trees where applicable (front yard)
- f) Removal and disposal of all debris, including leaves (front and backyards)
- g) Removal of weeds/growth on hardscapes (including patios, walkways, driveways, sidewalks, and curbs)

Due to the creeping nature of warm season lawn grass varieties (bermuda, zoysia, or centipede), residents wishing to plant these types of grasses must notify your neighbors and install barriers if desired prior to seeding or laying of sod. Homeowners with a warm season lawn should maintain the lawn such that it reduces or eliminates the potential damage to a neighboring property that may result by the creeping nature of warm season grasses. If a resident changes their lawn to a different type of lawn from their neighbor, they are responsible for putting in a border. Cool season grasses (tall fescue or Kentucky bluegrass) do not require written approval.

Hedge or screen planting shall not be planted beyond the front lot line of the house. Hedge or screen plantings which form a barrier between properties should have an agreement for maintenance access and a setback to allow for plant growth.

### 3.2 Lawn Decorations & Ornaments, Lighting & Signs

**Approval Required:** Lawn ornaments, free standing flagpoles, lantern poles, floodlights, security lights, and fishponds require submission and written approval as described in Section 1.0. Submission should include the following:

- a) Plot plan showing the location of the item
- b) A picture and description of the item
- c) Provide documentation that proposed lighting does not violate local ordinances

**Guidelines:** All commercial advertising signs are strictly prohibited. The following items must be removed within 3-weeks following the event (no signs may be placed on common property):

- a) Holiday decorations
- b) For sale or for rent signs
- c) Garage sale signs
- d) Political campaign signs
- e) Landscape or accent lighting specific for observed calendar event (including days such as Halloween)

Every effort should be made not to disturb or adversely affect the overall appearance of the neighborhood with the installation and operation of flood and security lights. On items not requiring approval, the committee reserves the right to request a homeowner to remove an item if deemed excessive by the Board of Directors.

### 3.3 Patios, Arbors, Pergolas & Screens

**Approval Required:** Yes, installation of a new patio, arbor, or screen (including replacement) requires submission and written approval as described in Section 1.0. Submission should include the following:

- a) Plot plan showing location of the patio, arbor, or screen in relationship to other structures and property lines
- b) Elevation drawing(s) showing the style of the patio, arbor, or screen. Drawings should include railings, steps, walkways, etc.
- c) Description of the material to be used, including samples of stain or paint

- d) Description and placement drawing of landscape screening
- e) Elevation drawings showing proper drainage will be maintained, preserving the integrity of water flow in both the existing lot and neighboring lots

**Guidelines (Style, Materials, Height & Location):** There are no predetermined styles for patios, arbors, or screens.

Patios may be constructed using concrete or pavers (stone or brick). Concrete slab patios must be of a smooth finish and framed design. If choosing a stamped concrete patio, the design and stain must be submitted with the submission as described above. Patios constructed with a paver material, must use a sand fill or grout. Residents must maintain the patio, including removal of any and all weeds in sand fill or grout lines. Upon deterioration of the patio they should be repaired or replaced. Consideration will be given to the need of landscape with the patio as part of the approval process.

Pergolas and screens must be constructed using a suitable outdoor lumber (plastic is prohibited). They should be stained to match the neighborhood. The height of a pergola shall not exceed nine (9) feet above the deck surface. Free standing screens shall not exceed 5 feet in height. If a screen is part of a pergola, it may extend to the arbor.

Patios should be located behind the house, but consideration will be given on a case by case basis depending on the lots location and the purpose of the patio. Construction within buffer areas is prohibited.

### 3.4 Vegetable Garden Plots

**Approval Required:** No prior approval is required if the garden plot is wholly located in the rear portion of the lot and a minimum of 10 feet from the side and rear lot lines. For any garden location other than described above or if tree removal is required to provide space for the garden, garden plots require submission and written approval as described in Section 1.0. Submission should include the following:

- a) Plot plan showing location of the garden and distance from the property lines.
- b) Picture and description of item
- c) Picture and description of border around the garden and fence if used
- d) Description and placement of landscape screening

**Guidelines:** Garden plots may be no larger than 200 square feet. A border around the garden is strongly encouraged (garden timers or similar material). To inhibit wild animals from eating vegetation, a fence may be installed as described in Section 4.5 of this document. Only style A and style B fences are permitted. Maintenance of the garden is required. Following the growing season, plants must be removed, and the garden prepared for the non-growing season. All stakes and any other structural additions must be removed and stored in a manner that does not distract from the overall appearance of the neighborhood.

### **3.5 Compost Piles**

**Approval Required:** No, approval is not required

**Guidelines:** Open compost piles are not permitted. Residents must use an enclosed compost container located in the rear of the house, out of view of the street.

## 4.0 Structural Architectural Standards

### 4.1 Outdoor Sheds

**Approval Required:** Yes, the installation of an outdoor shed and associated landscape requires submission and written approval as described in Section 1.0.

- a) Plot plan showing the location of the shed in relationship to other structures and property lines
- b) Elevation drawing(s) showing the design of the shed.
- c) Description of the material to be used, including samples of stain.
- d) Description and placement drawing of landscape screening

**Guidelines:** All new sheds or replacement sheds should be consistent with the original design of the house. All colors and materials of the shed must be consistent with the general scheme of the neighborhood. Sheds should not be any larger than 10' x 12'.

Sheds should be located behind the house, but consideration will be given on a case by case basis depending on the lots location. Sheds must not impact the neighbors.

Obstruction of breezeways of adjoining properties will be considered in the approval process. Construction within buffer area is prohibited. Prefabricated sheds are not permitted. .

### 4.2 Mailboxes

**Approval Required:** Not applicable

**Guidelines:** All new mailboxes or replacements must use a wooden post and metal mailboxes. The style of mailbox post must be a tall post with a decorative top and place for mailbox to sit. The top of the mailbox from ground level to its peak must not exceed 5 feet.

The mailboxes must be black, with a red flag. Mailbox posts must be painted white and well maintained. Mailboxes that have discolored due to mold or paint chipping must be cleaned and repainted.

Plantings around the base of a mailbox is permitted.

### 4.3 Skylights, Attic Fans, and Window Air Conditioners

**Approval Required:** Yes, skylights and attic fans that alters the exterior of the roof requires submission and written approval as described in Section 1.0. Window air conditioners are strictly prohibited. Submission should include the following:

- a) Plot plan showing location of the addition
- b) Description of the style, size and material to be used

**Guidelines:** There are no predetermined styles for skylights and attic fans. All skylights and attic fans will be reviewed on a case-by-case basis. Consideration will be given to the overall aesthetics of the unit and the overall appearance of the neighborhood.

#### 4.4 Decks

**Approval Required:** Yes, installation of a deck (including replacement), deck enclosure and associated landscaping requires submission and written approval as described in Section 1.0. Submission should include the following:

- e) Plot plan showing location of the deck in relationship to other structures and property lines
- f) Elevation drawing(s) showing the design of the deck. Drawings must include railings, steps, walkways, etc.
- g) Description of the material to be used, including samples of stain.
- h) Description and placement drawing of landscape screening

**Guidelines (Style, Materials, Height & Location):** There are no predetermined styles for decks.

Decks may be constructed with pressure treated wood or composite lumber. The material chosen should be consistent with that of fences. Deck posts may be constructed with brick or pressure treated wood. Consideration will be given to the need of landscaping underneath or around the deck. Residents must maintain the deck, including replacement of broken pieces. Maintenance requires removal of mold and re-application of stain. Upon deterioration of the deck they should be repaired or replaced.

Decks must reach a height that requires no more than an eight (8) inch step down from the entry into the house.

Decks should be located behind the house, but consideration will be given on a case by case basis depending on the lots location and the purpose of the deck. Obstruction of views or breezeways of adjoining properties will be considered in the approval process. Construction within buffer areas is prohibited.

#### 4.5 Fences

**Approval Required:** Yes, installation of a fence (including replacement) and associated landscaping requires submission and written approval as described in Section 1.0. Submission should include the following:

- a) Picture of the fence to be used illustrating conformance to the 4 styles described under the guidance section
- b) A top-down surveyor's plat to indicate the exact location of the fence in relation to the house property lines. Plat should indicate the following
  - a. Dimensions of the fence
  - b. Elevations (side view) must be included
  - c. Gate locations
  - d. Fence will be constructed on the property line and must not extend beyond the front line of the house or extend into any required setback. A setback may be required due to landscaping and will be taken into consideration during the review process

**Guidelines (Style, Materials, Height & Location):** There are four predetermined styles for fences. The styles and requirements are described below.

- a. **Style A:** a 3-board rail fence must be constructed using wooden posts with round tops and flat 1" x 6" wooden rails. A maximum of 3 rails is permitted. A uniform height is to be maintained parallel to the ground line. The maximum height is 4 feet measured from the ground to the top of the post
- b. **Style B:** a picket fence must have decorative exposed wooden posts. Pickets must be constructed with a decorative picket design. A uniform height is to be maintained parallel to the ground line. The maximum height is 4 ½ feet measured from the ground to the top of the post
- c. **Style C:** a stockade fence must be constructed in a scalloped or rainbow design, with decorative exposed posts. A uniform height is to be maintained parallel to the ground line. The maximum height is 6 feet measured from the ground to the top of the post
- d. **Style D:** a split rail fence must be constructed using wooden posts with rounded tops and two rails. 2" x 4" mesh with split rail fencing is permissible. A uniform height is to be maintained parallel to the ground line. The maximum height is 3 feet measured from the ground top of the decorative posts (the highest point).

Fences will be constructed in the above styles using the following preferred materials: cedar, redwood, or treated pine lumber and installed in the natural color of these materials. Other materials (wrought iron, vinyl, etc.) used for fence construction will be considered on a case-by-case basis.

The posts for any style must be set-in concrete. The finished side of the fence for any style must face adjoining lots. The slats in Style B may have a maximum of a 1-inch gap between the vertical slates.

Fences must be installed on the property line, unless where a setback requirement or for the sake of landscaping. A fence shall not extend beyond the front line of the house.

Landscaping around the fence is required and should be included in the submission. Obstruction of views or breezeways of adjoining properties will be considered in the approval process. Residents must maintain the fence. Fences should be power washed to remove mold and resealed with an approved stain color. Residents are required to repair broken boards of the fence and correct leaning or falling sections of the fence.

Upon deterioration of the fence, they should be repaired or replaced. Fences requiring replacement must conform to one of the above styles.

#### 4.6 Play Equipment (Swing Sets, Play Houses, Jungle Gyms)

**Approval Required:** Yes, children's playground systems require submission and written approval as described in Section 1.0. Submission should include the following:

- a) Plot plan showing location of basketball goal and or child playground system. Plot plan should show location of play equipment and distance from the property lines
- b) Picture and description of item
- c) Description and placement of landscape screening
- d) Formal survey must be submitted to show distance from property lines

**Guidelines:** Children playground systems must be constructed of a durable wood material. Metal swing sets are not permitted. Upon deterioration of the playground

systems they should be repaired or replaced. Installation must as inconspicuous as possible, and must be installed in the rear of the house, or directly behind the house when possible. When possible, they should be installed out of view of any street. The playground must not be installed any closer to the property lines than 10 feet.

Screening may be required in order to block the view and/or noise from neighboring lots. Landscape plans should accompany the submittal. Non-permanent play equipment (e.g., infant slides) must also be placed inconspicuously so that it does not detract from neighborhood surroundings.

#### 4.7. Basketball Goals

**Approval Required:** Yes, basketball goals mounted on poles require submission and written approval as described in Section 1.0. Portable basketball goals do not require written approval as described in Section 1.0. Submission should include the following:

- a) Plot plan showing location of basketball goal and or child playground system. Plot plan should show location of play equipment and distance from the property lines
- b) Picture and description of item
- c) Formal survey must be submitted to show distance from property lines and easements

**Guidelines:** Permanent and portable basketball goals are not permitted along the street right-of-way, no exceptions. Portable basketball goals should be stored during extended periods of non-use. Upon deterioration of the basketball goal they should be repaired or replaced. Installation of any basketball goal on the front of garage or structure of the residence is strictly prohibited.

#### 4.8 Clotheslines

**Approval Required:** Not applicable

**Guidelines:** Outdoor clotheslines are prohibited. Using any structures such as fences or the like to dry clothing is prohibited.

#### 4.9 Awnings

**Approval Required:** Yes, all awnings require submission and written approval as described in Section 1.0. Submission should include the following

- a) Plot plan showing location of awning
- b) Elevation showing location of awning
- c) Description and sample of material(s) to be used

**Guidelines:** Awnings shall not be free standing. They must be attached to the house. The awning material must blend with the color of the house. The awning may be either retractable or stationary. Upon deterioration, the awning must be repaired or replaced.

**4.10 Roofing**

**Approval Required:** Not applicable

**Guidelines:** Only asphalt shingles are permitted. All other roofing materials are prohibited. Visual damage to roofs must be repaired immediately. Residents are strongly encouraged to remove the dark discoloration that occurs on roofs in the neighborhood. This maintenance can extend the life of your roof. If in the opinion of the Board of Directors the discoloration of the roof detracts from the overall appearance of the neighborhood, the owner will be required to remove the mold/fungus.

## 5.0 Additions Architectural Standards

### 5.1 Residential additions (including garages)

**Requires Approval:** Yes, home additions (including garages) require submission and written approval as described in Section 1.0. Regular maintenance to preserve the structure in its original state does not require approval as described in Section 1.0.

However, any changes to the exterior of the structure (e.g., windows, doors, or chimneys) require approval according to Section 1.0 and the changes must comply with the guidance of this section. Submission should include the following:

- a) Official plat or survey showing lot boundaries, the existing building, and the proposed structure
- b) Elevations showing the planned appearance of the structure
- c) Description of the materials and sample of the materials to be used including siding, paint, and color
- d) Description and placement of landscape

**Guidelines:** Encroachment into any easement or buffer is strictly prohibited. Homeowners are required to match the house color and style with the addition being made to the house. It is responsibility of the homeowner to obtain all City / Town / County building permits and meet the requirements stipulated by the planning department and City / Town / County Ordinances.

Homeowners are required to make every effort to complete the project in a reasonable amount of time such that the construction does not detract from the overall appearance and peace of the neighborhood.

Homeowners are required to maintain the aesthetics of the property during construction. All debris must be collected and disposed. Following the completion of the project, all debris and misplaced items must be returned to their proper location within 10 business days' time.

### 5.2 Driveways and Parking Pads

**Approval Required:** Yes, the installation of a parking pad requires submission and written approval as described in Section 1.0. Submission should include the following:

**Guidelines:** Parking pads will be reviewed on a case-by-case basis. Approval of the addition of the parking pad requires submission of a beautification plan. The beautification/landscape should be significant and immediate.

Driveways must be maintained according to Section 3.1. Cracking driveways and broken surfaces should be repaired and should be made within a reasonable period of time. If a driveway is replaced, concrete must be used for its surface. All other surfaces are strictly prohibited. A driveway may be replaced with the same style as its original or framed edges. The driveways should not be painted or stained.

### 5.3 Swimming Pools & Hot Tubs

**Approval Required:** Yes, installation of a pool or hot tub requires submission and written approval as described in Section 1.0. Submission should include the following:

- a) Plot plan showing the location of the pool or hot tub. Plot plan should show the distance from the property lines
- b) Picture and description of item
- c) Description and placement of landscape screening
- d) Formal survey must be submitted to show distance from property lines

**Guidelines:** Only in-ground pools are permitted – all other above ground pools are prohibited. Above ground hot tubs are permitted, but must be incorporated into the design of the patio or deck. Any supportive wood structure for the pool or hot tub must match the appearance of the deck or patio. Pools or hot tubs constructed within any buffer or easement is prohibited. Operation of the pool or hot tub with health department regulations is required. Failure to do so will result in a request for closure of either the pool or hot tub.

The pool or hot tub must be screened from any street view and must be landscaped.

### 5.4 Solar Collectors

**Approval Required:** Yes, installation of a solar collector (any kind) requires submission and written approval as described in Section 1.0. Submission should include the following:

- a) Plot plan showing the location of the solar collector
- b) Picture and description of item
- c) Information from installer confirming required location and piping of solar collector

**Guidelines:** Solar collector must be installed as inconspicuous as possible. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. Collectors must be attached to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports of the collectors, which may require completely encasing the collectors. All metal parts should be painted to match the roof coloring, with minimal exposure of piping.

Piping running down the side of the dwelling is strictly prohibited. In no way shall these guidelines waive more stringent City / Town / County requirements and does not waive the necessity of any permits.

Any tree removal required to permit increased solar exposure to the collectors, must adhere to the tree removal guidelines.

## 6.0 General Standards

### 6.1 Street Parking

**Approval Required:** Not applicable

**Guidelines:** Parking commercial licensed vehicles, trucks, and tractors is prohibited on the lot or on common property or within any right-of-way of any street in or adjacent to the Hollands Crossing subdivision as stated in the Restrictive Covenants.

The Board of Directors reserves the right to regulate the parking of all recreational vehicles including but not limited to campers, boats, trailers (of any kind).

In operable vehicles must be moved off the street or repaired. Due to limited space, residents are strongly encouraged to park in their driveways. The Board of Directors reserves the right to prohibit on street parking on a case-by-case basis for emergency and safety concerns. Residents with two car garages should park two cars in their driveway. Residents should park in the direction of through traffic only and not any further than 6-inches from the curb. Residents should not park in a manner that impedes fellow residents from backing out of their driveways.

### 6.2 Painting

**Approval Required:** Yes, a change of color of any part of the house (including doors, shutters or trim) requires submission and written approval as described in Section 1.0. Submission should include:

- a) Description and sample of the material(s) to be used;
- b) Signed/accepted Neighbor Notification (as part of the Hollands Crossing Architectural Request form)

**Guidelines:** Repainting or re-staining with the existing color scheme does not require approval. All requests will be reviewed on a case-by-case basis. Consideration will be given to the overall aesthetics of the color scheme and the overall appearance of the neighborhood. Colors should be uniform/solid and consistent with the existing colors in the neighborhood. Preferably, the door and shutters should match, but this is not a requirement. *No previously approved installation shall constitute establishing a precedent for approval*

### 6.3 Pets

**Approval Required:** Yes, all dog houses require submission and written approval as described in Section 1.0. Submission should include the following

- b) Plot plan-showing location of dog house
- c) Description and sample of material(s) to be used
- d) Description of required landscape screening

**Guidelines:** Exotic animals, livestock or poultry of any kind, or the raising or breeding of such animals is prohibited. Dogs, cats or other household pets may be kept provided that they are not bred or maintained for commercial purposes.

Dog houses must be located in the back yard or side yard (which ever is least conspicuous). Animals must not be tied up in the front of the house. Dog houses are not to be larger than 4' x 4', with a height no larger than 4'. Dog runs are prohibited. Metal or chain link fencing is not permitted.

#### **6.4 Antennas/Satellite Dishes**

**Approval Required:** Yes, installation of an antenna or satellite dish requires submission and written approval as described in Section 1.0. Submission should include the following:

- a) Plan showing the location of the antenna or satellite dish
- b) Plan and description of plantings or landscaping that will be done to camouflage the equipment.

**Guidelines:** Satellite dishes installed at ground level (including supportive wiring) must be screened so the satellite dish is not visible from any street or neighboring property as viewed from ground level. If removal of any trees or other landscape to allow for installation of the antenna or satellite dish must receive approval according to Section 3.0.

Satellite dishes may be located on the roof of the house. Mounting a satellite dish on any other structure on the homeowner's property is prohibited. The satellite dish must be installed on the portion of the roof not facing the street, and the highest point of the dish is no higher than the peak of the roof. Mounting a satellite dish on the front facing of the roof is prohibited. Satellite dishes cannot be placed within ten (10) feet of the front of the dwelling. In no way shall these guidelines waive more stringent City / Town / County requirements nor waive the necessity of any permits.

#### **6.5 Storage and Storage Bins (Trash receptacles) Requires Approval:** Not applicable

**Guidelines:** Pursuant to the restrictive covenants, all trash cans and recycling containers must be stored in a manner that is not visible from any street view.

Storage of any trade materials or inventories on any lot is strictly prohibited. Temporary storage containers for the use of modification projects should be discretely placed and appropriately maintained. Failure to routinely dispose of trash in containers will be grounds for non-compliance with these architectural standards and control specifications. Following the completion of a project, all containers must be removed from the site within 10 business days.