

OAK RIDGE MEADOWS TOWNHOUSES HOMEOWNERS' ASSOCIATION, INC

TRASH, RECYCLING AND BULK WASTE POLICY

POLICY PURPOSE

Article VIII of the Bylaws of the Oak Ridge Meadows Townhouses Homeowners Association, Inc. ("Bylaws") provides the Board of Directors with the powers and duties necessary for the administration of the affairs of the Oak Ridge Meadows Townhouses Homeowners Association, Inc. ("Association");

The Bylaws obligate each member of the Association to comply with the rules and regulations promulgated by the Board; and the Board has determined that it is in the Association's best interest to develop rules and regulations regarding the handling of all trash, recycling and bulk waste disposal within the community. The goal is to ensure that all community trash, recycling and bulk waste disposal procedures are done in a manner that maintains the standards of the community by all residents. **NOW, THEREFORE, BE IT RESOLVED THAT** the following rules are adopted with respect to the handling of Trash and Recycling in Oak Ridge Meadows.

CITY TRASH, RECYCLING AND BULK WASTE

Trash and Recycling: Residents utilizing City Service are to place their carts out front no earlier than 5:00 **pm** the evening before pickup. Carts are to be placed in the residents assigned parking space, behind their own vehicles or against a curb. Carts are not to be placed where they will impede the drive lanes. Visitor and unassigned (white) parking spaces are to be left open for parking. The carts are to be returned to the rear of the homeowner's property by 7:00 **pm** on the day of pick up.

Carts are to be stored in the rear and on the homeowner's property. Carts are not to be stored on common area. The storage of carts in this way will maintain the aesthetics of the neighborhood and will help to decrease the possibility of identity theft.

Bulk Waste: Designated areas for bulk waste have been selected for each court and areas. Please refer to the attached map for your bulk waste site.

TRASH COMPACTOR AND RECYCLING AREA

The recommended hours for use of the compactor enclosure are 6:00am - 10:00pm.

No dumping of any kind is permitted inside or outside of the enclosure.

The compactor will be removed every other Tuesday (in the morning for emptying) and will be unavailable for a short period of time. Please plan accordingly.

Handicap bins are reserved for disabled residents ONLY.

Recycling must be loose in the bin. NO PLASTIC BAGS can be placed in recycling bins. Plastic bags and any loose plastics are not recyclable (such as the plastic that wraps packs of soda and water). If plastic cannot hold its shape, it is to be put in the compactor.

Any plastics bags or items not approved for recycling contaminate the entire bin and it becomes trash requiring a new bin to be delivered.

Violation of Policy:

Homeowner's violating this policy will receive a letter of non-compliance to correct specified issues. If compliance does not occur within the given time period, the homeowner will be responsible to pay the Association's selected vendor to make corrections.

Additionally, the homeowner may be required to attend a hearing by a panel of the Board of Directors where fines up to \$100/day for each violation can be assessed.

Approved: 11/10/2021 Effective: 11/10/2021

Signed: *Janeann Armbruster*
President