

SKYBROOK RIDGE TOWNHOMES COMMUNITY ASSOCIATION
RULES & REGULATIONS
REFUSE, RECYCLING & WASTE CONTAINERS
ADOPTED BY BOARD OF DIRECTORS SEPTEMBER 30, 2013
UPDATED OCTOBER 2, 2017

In accordance with Skybrook Ridge Declaration of Covenants, Conditions and Restrictions, Article IX - Use Restrictions: Section One - Rules and Regulations and Section Ten - Garbage and Refuse Disposal, the following rules have been adopted by the Skybrook Ridge Townhomes Community Association Board of Directors.

This rule applies to all owners (whether resident or non-resident) and tenants residing in Skybrook Ridge.

As declared in the Skybrook Ridge TCA CCRs, no lot shall be used or maintained as a dumping ground for rubbish, and all trash, garbage or other waste shall be stored in sanitary containers in accordance with any health or public safety authority having jurisdiction over the property. **All containers must be stored inside the garage.** Containers may be placed curbside no earlier than 24 hours in advance of the collection time and must be removed no later than 24 hours after the collection time. It is the owner's responsibility to arrange for containers to be returned inside the garage in the owner's or tenant's absence.

For the first violation of any part of this rule, the property owner will receive a compliance letter. The owner will have the right to a hearing with the Board and the Board will send a hearing results letter indicating that fines may be imposed for failure to correct the violation in the designated timeframe. No warning or hearing is required for subsequent violations by a previously fined owner.

Fines are to be paid to the management company contracted by Skybrook Ridge TCA within 30 days of issuance. If not paid within 60 days, legal action may be taken.

The Skybrook Ridge TCA Board of Directors by a majority of 80% (four of five members) may at their discretion modify the fine if it is determined that extenuating circumstances warrant forbearance or forgiveness.