

## **Redlands Mesa Master Association Trash Policy and Procedure**

Be It Resolved, the Association hereby adopts the following for enforcing policies, rules and regulations, and other Governing Documents of the Association.

**1. Scope:**

To adopt a Trash Policy outlining procedures to be followed for Builders/Members/Owners/Tenants.

**2. Specifics:**

In accordance with Redlands Mesa's Master Association Covenants, Codes, and Restrictions (CC&Rs), the Board of Directors (BODs) have created a Trash Policy that shall go into effect immediately.

Under Article III, Section 3.14, Garbage and Trash and Compost Containers:

**"No refuse, garbage, trash, grass, shrub, or tree clippings, plant waste, compost, metal, bulk materials, scrap, rubbish, or debris of any kind shall be kept, stored, maintained or allowed to accumulate or remain on any Lot or Unit or on Association Property except temporarily within an enclosed structure approved by the DRC..."**

**1. Dumpsters**

- a. Dumpsters shall be stored on the Owner's Lot. If there is not space on the Owner's Lot, the Owner shall request permission from the DRC or Board of Directors before placing the dumpster on any roads in the HOA.
- b. Once permission has been granted to place a dumpster on a road way, all dumpsters shall be marked sufficiently with reflective markers as to be seen at night. At least six highly reflective cones shall be placed at the front, back and side of the dumpster to warn vehicles of its presence.
- c. At night, all dumpsters located in the HOA shall be covered with a screen, tarp or netting to ensure rubbish always remains in the dumpster. Failure to do so shall result in fines.

**Fining:**

1. To report an incident, proof must be sent to the BODs or the managing agent. Please include a description of the incident, the owners' address (if known), the time and date of the occurrence, and a brief description of the violation witnessed. Pictures help expedite this process and help bolster the witnessed event if the accused Owner disputes this matter.
2. The fine for violation of any of the foregoing Trash Policy's criteria is \$100.00 per occurrence.
3. If an Owner is found in violation of the Trash Policy, the BODs shall provide the owner seven (7) days to correct the issue. After that period, if the issue is not resolved, the BODs shall fine the owner \$100.00 per day until the issue is resolved.
4. Any Owner has the right to dispute the fine with cause.

**Redlands Mesa Master Association, Inc.**

  
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President

May 6 - 2020  
Dated