

**NEWGATE  
HOMEOWNERS ASSOCIATION  
POLICY RESOLUTION NO. 2016-02  
TRASH AND GARBAGE DISPOSAL**

WHEREAS, Article X, Section 1(a), of the Newgate Homeowners Association (“the Association”) Bylaws provide the Board of Directors (“the Board”) with the power to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

WHEREAS, the health and good appearance of Newgate (“the Community”), and the resale value of units in the Community, require limitation on the placement of trash and garbage on the common area; and

WHEREAS, the Board has determined that it is in the best interest of the Association to promulgate rules regulating the disposal of trash and garbage within the Community,

A. NOW, THEREFORE, BE IT RESOLVED THAT the following rules are adopted with respect to trash and garbage disposal.

1. All trash and recycling, including bundled or bagged yard debris and large item trash, are to be placed curbside in appropriate containers no earlier than 7 p.m. the night before pick up. Emptied trash and recycling receptacles must be removed to the rear yard or inside the dwelling before 8:00 a.m. on the day following collection. Any trash can or recycling container not so removed may be collected and disposed of by management.
2. Large Items are the responsibility of the member (property owner) and must be placed for pick-up and removed according to the same requirements stated above. Large items are defined as: All items, including but not limited to, furniture, appliances, cardboard and delivery boxes, and other items which will not fit into the trash cans, totes or receptacles.
3. Members must arrange on an individual basis for large item pick-ups by contacting the Association’s contract trash removal service.
4. Any uncollected trash, loose trash, or debris which has fallen from trash cans or recycling containers or which has not been collected by the Association’s trash contractor on the designated pick-up day must also be removed by the deadline. Any uncollected trash, loose trash, or debris is the responsibility of the member. If the uncollected trash, loose trash, or debris is not removed by 8 a.m. on the day following collection, the Board reserves the right to initiate enforcement action against the member under the terms of the Associations governing documents.

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6. Moreover, additional fees may be assessed to cover the actual cost of removal and disposal of certain items including, but not limited to, appliances, furniture, paint cans, or other bulky or hazardous materials that require special handling or disposal by Association contractors. These additional fees shall be charged to and payable by the violating member. All fees assessed under this policy shall be treated as an assessment against the member's lot.
  
8. Non-resident members are responsible for all violations involving their property, including those caused or allowed by their tenants, guests or other invitees, and are subject to the same enforcement actions as resident members.

Resolution adopted and approved by the Board of Directors of the Newgate Homeowners Association this 22<sup>nd</sup> day of August 2016.

NEWGATE  
HOMEOWNERS ASSOCIATION

BY   
Susan Hartsook, President

NEWGATE  
HOMEOWNERS ASSOCIATION  
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TRASH AND GARBAGE DISPOSAL

RESOLUTION ACTION RECORD  
POLICY RESOLUTION NO. 2016-01

Duly adopted at a meeting of the Board of Directors held \_\_\_\_\_.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>SE Hentook</u> President/Director	X	_____	_____	_____
_____ Vice President/Director	_____	_____	_____	_____
<u>[Signature]</u> Treasurer/Director	X	_____	_____	_____
<u>[Signature]</u> Secretary/Director	X	_____	_____	_____
_____ Director	_____	_____	_____	_____

ATTEST: [Signature] Secretary      8/22/16 Date

Resolution effective: \_\_\_\_\_, 2016.

Steve Kordak 8-22-16 yes  
Member

Carrie L. Menger 8-22-16 yes  
Member