



Glen at Horizon Drive COA

Trash/Rubbish/Debris Covenant Enforcement Policy and Procedure Pursuant to C.R.S. §38-33.3-209.5(1)(b)(IV)

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for enforcing a Trash Policy within the Condominium Owners Association (COA).

1. Scope:

To adopt a procedure and policy outlining procedures to be followed for enforcing trash clean up in all common areas in conjunction with the Covenants, Codes & Restrictions (CCRs) of the COA.

In accordance in keeping with the Colorado Common Interest Ownership Act (CCIOA), the Board has adopted a policy to enforce the maintenance of common and limited common spaces in the COA. Specifically, this Trash Policy works to maintain and keep refuse, trash and/or debris from building up in any limited or common spaces in outdoor areas.

Owners are responsible to maintain clean and sanitary spaces in all outdoor/exterior limited common and common spaces.

- Trash of any kind shall not pile up in outdoor spaces.
- Trash receptacles shall not be left out for more than 24 hours. Meaning, receptacles can be placed in sight for pick up the night before trash removal and must be removed out of sight by the end of the following day.
- Packages, boxes and/or delivered items must not be left out on decks/patios/front stoops for more than 72 hours, except during federal holidays. An additional 24 hours is allowed during federal holidays.
- No obnoxious smells shall disseminate from owner units for more than 24 hours.
- Animal waste must be maintained daily. See the Animal Waste Policy for more details.
- The Association may send a tech to remove trash or waste that has accumulated on any exterior limited or common spaces if the owner of the unit does not respond to a notice of violation within 10 days. All costs for clean up will be added/charged to the owner's ledger.
- Failure to do so shall result in a \$50.00 per day, per occurrence, fine. The Board may fine based on the testimony of a witness or director serving on the Board or a picture of the violation. The violation may be disputed in accordance with the Dispute Resolution Policy for the Association. Anyone may report a violation.
- This Policy supersedes the Covenant Enforcement Policy in regards to fining for violations concerning trash clean up, wherever fining is concerned.

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2. Specifics:

Violations may be observed by the Board of Directors, the management company, a committee member or reported via written correspondence through e-mail, fax, or mail service. The complaint must state specifically the violation observed and include who the violating party was, what was observed, the date, place and time of the violation and any other pertinent information, such as a description of the animal in question.

If full details are not provided with a complaint, further action beyond additional observation may be delayed or terminated. The Board will investigate the complaint further and will make additional observations if required.

If a complaint is found to be in violation of a municipal code, the complaint will be forwarded to the appropriate authorities.

If a violation is found and documented the following actions will be taken:

- A letter and photo will be sent to the owner (and tenant if it is known that the unit is being used as a rental) stating that a violation has occurred while referring them to the governing documents which appear to be in violation. This letter will allow the unit owner to forward documentation if they believe the violation did not occur. The unit owner will have seven (7) days to respond to the letter to dispute it. The owner will need proof their pet is not in violation of this policy. Denying the violation without evidence will not result in the termination of any violation fines or fees.
- It is the responsibility of the Owner to notify the Board that a violation has been rectified.

Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants.

Non-payment of fines will fall under the Dues Collection Policy.

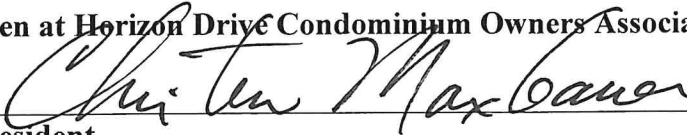
Voting rights will be suspended for any Owner who is or has been in violation of the CC&R's in the previous thirty (30) days.

- 3. Definitions:** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.
- 4. Supplement to Law:** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
- 5. Deviations:** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

6. **Amendment:** The Board of Directors may amend this procedure from time to time.

President's Certification: The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution

Glen at Horizon Drive Condominium Owners Association



President

Effective Date: 5/16/22