

SIERRA POINTE HOMEOWNERS ASSOCIATION, INC.
Waste Disposal Policy

The Board of Directors establishes and hereby adopts the following policy and procedures for addressing the disposal of waste materials and items within the community as outlined in the Amended and Restated Condominium Declaration for Sierra Pointe Condominiums (“Declaration”):

Definitions

1. **Household Trash:**
For the purposes of this policy, Household Trash will refer to any bagged waste generally created in the course of day-to-day life in a single-family household.
2. **Laundry Trash:**
For the purposes of this policy, Laundry Trash will refer to dryer lint, soap and softener containers, dryer sheets, and small waste items that may be found in pockets prior to washing.
3. **Junk Mail:**
For the purposes of this policy, Junk Mail will refer to unwanted paper items delivered by USPS to a resident’s mailbox.
4. **Large Items:**
For the purposes of this policy, Large Items will refer to any furniture, appliances, mattresses and box springs, or other household item that does not fit in the bagged Household Trash.
5. **Construction Materials:**
For the purposes of this policy, Construction Materials will refer to drywall, flooring, fixtures, concrete, or other materials used in the construction of the home that do not fit in the bagged Household Trash.
6. **Electronic Waste:**
For the purposes of this policy, Electronic Waste will refer to televisions, stereos, video game consoles, batteries, phones, or any electric or electronic devices that are intended for refurbishing or recycling upon the end of their useful life.
7. **Disposal:**
For the purposes of this policy, Disposal will refer to the proper process of eliminating waste in the community.
8. **Dumping:**
For the purposes of this policy, Dumping will refer to the improper process of eliminating waste in the community.

I. Community Dumpster Service.

Pursuant to Section 6.2 of the Association's Declaration, the Sierra Pointe Homeowners Association has engaged dumpster service for the Disposal of resident's Household Trash. Dumpsters are located in six (6) various locations throughout the community and are emptied frequently.

In accordance with your disposal service contract, the dumpsters will be serviced only if they are accessible (not obstructed by Large Items) and not overloaded as evidenced by closable lids. Residents who obstruct access to the dumpsters by Dumping or overload the dumpsters will be subject to fines in accordance with the Covenant Enforcement Policy. If a dumpster is nearing capacity, residents are encouraged to place their Household Trash in another (less full) dumpster.

The community dumpsters are only to be used for Household Trash. Large Items, Construction Materials, and Electronic Waste may not be disposed of in the community dumpsters under any circumstance. Residents who are witnessed placing Large Items, Construction Materials, or Electronic Waste will be subject to fines in accordance with the Covenant Enforcement Policy.

II. Laundry Room Trash Cans.

Each of the six (6) laundry rooms has a large trash receptacle inside, to allow residents to dispose of Laundry Trash while washing laundry. The receptacles in the laundry rooms are not to be used for Household Trash. These receptacles are emptied by the janitorial service company once per week and become quickly full in the event Household Trash is placed in them. Household Trash found in the laundry room trash cans will be searched by the janitorial service company for any identifying information and the party identified as owner of the Household Trash will be subject to fines in accordance with the Covenant Enforcement Policy.

III. Mailbox Trash Cans.

Each of the two (2) mailbox clusters has a large trash receptacle chained nearby, to allow residents to dispose of Junk Mail when collecting mail. The receptacles near the mailbox clusters are not to be used for Household Trash. These receptacles are emptied by the janitorial service company once per week and become quickly full in the event Household Trash is placed in them. Household Trash found in the receptacles near the mailbox clusters will be searched by the janitorial service company for any identifying information and the party identified as owner of the Household Trash will be subject to fines in accordance with the Covenant Enforcement Policy.

IV. Electronic Waste.

The Association does not provide for Disposal of Electronic Waste. Disposal fees will be assessed to the account of any resident who is witnessed placing Electronic Waste in or near the community trash enclosures in addition to being subject to fines in accordance with the Covenant Enforcement Policy.

V. Construction Materials.

The Association does not provide for Disposal of Construction Materials. Disposal fees will be assessed to the account of any resident who is witnessed placing Construction Materials in or near the community

trash enclosures in addition to being subject to fines in accordance with the Covenant Enforcement Policy.

VI. Large Item Disposal Process.

The Association has established a process for disposal of Large Items within the community. Residents who wish to dispose of Large Items may do so for a reduced fee by following the below procedure:

1. Create a list of the Large Items you intend to dispose of.
2. Review your list and remove any items that qualify as Electronic Waste or Construction Materials. Locate and facilitate an alternative method of disposal for those Electronic Waste and Construction Materials items.
3. Review the dumpster locations on the below map to identify the number of the trash enclosure location you intend to use.



4. Email Management your list of items you wish to dispose of **and** the trash enclosure location number you intend to use.
5. Management will reply to your email with a total cost for Disposal of your items and a date that you may place the items out at the enclosure.
6. Your Association account will be assessed for the cost of Disposal and you will be given a 30-day window in which to pay the balance due.

The fee for the Disposal of Large Items shall equate to the actual charges from the contracted waste service provider at all times.

VII. Disposal Violations.

In the event a resident violates this policy either by improperly disposing of unauthorized waste or failure to contact Management to schedule Large Item disposal prior to placing the items out at the dumpster, their account will be assessed for the culminated fees as follows:

1. the cost of the Disposal;
2. the cost of coordinating Disposal;
3. fines in accordance with the Covenant Enforcement Policy; and
4. reward funding for whomever reported the violation.

In the event a resident witnesses a potential violation of this policy, contacting Management to provide the following information may result in a \$50 reward:

1. Dumping details – list of items dumped or inappropriately disposed of;
2. date, time and location the violation was witnessed / occurred;
3. property address of the violator within the Association property; and
4. photo or video of the violator or the violation in process.

Effective Date: May 1, 2022