

Sugarland Run Townhouse
Owners Association Inc.

Policy Resolution No. 4

As Amended on July 14, 2010

Trash and Recycle Disposal
Rules and regulations

WHEREAS, Section 55-513 of the Virginia Property Owners' Association Act gives the Board of Directors ("the Board") the power to establish, adopt, and enforce rules and regulations with the respect to the Common Areas and with respect to the use of other such areas of responsibility assigned to the association and not otherwise expressly reserved by the Declaration to the members; and

WHEREAS, Article VI, Sections 1(a) and 2(g) of the Bylaws assigns to the Board the power to adopt rules and regulations governing the use and maintenance of the Common Areas; and

WHEREAS, Article V, Section 2 of the Declaration entrusts the Association to promote the recreation, health, safety, and welfare of the residents of the Property in using the Common Areas; and

WHEREAS, the Board deems it necessary establish guidelines with respect to trash and recycling disposal as they pertain to the safety and maintenance of the Common Areas.

NOW, THEREFORE< BE IT RESOLVED THAT the following Trash and Recycling Disposal Rules and Regulations for the Sugarland Run Townhouse Owners Association are hereby adopted, and that this amended Policy Resolution No. 4 supersedes in its entirety the previous Policy Resolution No. 4, which was adopted on March 12, 1997.

1. Disposal Rules

- 1) Garbage must be placed in PLASTIC OR METAL TRASH CANS with lids. *Residents are prohibited from setting individual plastic bags of garbage and loose garbage items out for collection.*
- 2) Garbage cans and recycling containers must be placed in sidewalks in front of townhouse units and other areas specifically approved by the THOA Board. *Residents are prohibited from placing garbage and recyclables on grass median strips of other Common Areas.*
- 3) Garbage cans and recycling containers must be placed on sidewalks no earlier than 7:00 p.m. on Sundays and Wednesdays. All garbage cans and recycling containers must be removed from the sidewalks no later than 7:00 a.m. on Tuesdays and Fridays.
- 4) All trash cans and recycling containers must be stored inside the fenced areas in the back of townhouse units or within front enclosures that meet the following approved guidelines of the Sugarland Run Townhouse Owners Association, Inc (THOA):
 - a) Maximum width and depth must be no more than 48 inches in one dimension by 36 inches in the other dimension.
 - b) Height must be between 36 and 50 inches.

- c) Enclosures must be constructed of alternating board on board fence material or framed lattice with a maximum opening of 1.5 inches in the lattice work. Materials must be either solid wood or vinyl. One side of the enclosure may have a gate.
- d) The color must be the same as either the color of the house or the color of the trim. Unpainted wood is not permitted.
- e) Residents must submit an application to the Architectural Review Committee and receive approval prior to construction.

As Amended July 14, 2010-Amendment approved by THOA Board

2. Disposal Schedule

- 1) Household Garbage
 - 1. Monday and Thursday Pickups
 - 2. Must be in Plastic or Metal Trash Cans with lid
- 2) Recycling Collection
 - 1. Glass, Plastic Bottles, Newspaper, Aluminum/ Bi-Metal Cans
 - 2. Monday Pickups
 - 3. Must be in bins or paper bags
 - 4. Requirements of Loudoun County "Solid Waste Reduction and Recycling Ordinance, effective July 1, 2003, should be met, as follows
 - (1) The following must be recycled: newspapers, magazines, container glass, metal and aluminum cans, plastic beverage and detergent containers, cardboard, paperboard, and (if contracted for) yard waste.
 - (2) "Recyclable material storage containers shall be adequately covered or secured and maintained so as to prevent blowing, spilling, littering, or leaking of the recyclable material contained therein. In no event shall recyclables material be set out in plastic bags nor shall any plastic bags be deposited in any recycling container."
 - (3) "Newspaper and magazines shall be segregated from solid waste and not commingled with other recyclable material. Newspaper and magazines set out for collection shall be securely bundled with string or twine, or placed in a brown kraft paper bag, or loose in a reusable bin or container appropriate for recyclable material."
 - (4) "Cardboard and paper board shall be segregated from solid waste and not commingled with other recyclable material. Cardboard and paperboard set out for collection shall be free of any organic material and free-flowing liquids. Cardboard and paperboard set out for collection shall be flattened and securely bundled with string or twine, or placed in brown kraft paper bag, or loose in a reusable bin or container appropriate for recyclable material. Any cardboard or paperboard set out for collection that is larger than 24-by-24 inches in size when flattened, shall be cut down to meet any size limits required by the collector, provided that such size limits are not smaller than 24-by-24-inch square."
- 3) Large Items
 - 1. Examples: furniture, refrigerators, building materials, water heaters, etc.
 - 2. Thursday Pickups (free of additional charges; must contact trash company)
- 4) Yard Wastes
 - 1. Examples: cut grass clippings, leaves, limbs,(bundled in 3-ft. lengths), wood, etc
 - 2. Thursday Pickups
 - 3. Must be in paper yard waste bags or clear recycling bags
 - 4. Requirements of Loudoun County "Solid Waste Reduction and Recycling Ordinance", effective July 1, 2003, should be met, as follows:
 - "Yard waste set out for collection shall be containerized in a brown kraft paper bag or reusable bin or container. Yard waste intended for recycling shall not be containerized in plastic bags, and no collector shall be required to collect yard waste set out in plastic bags.

Yard waste intended for recycling shall not be contaminated by solid waste or other than an incidental amount of soil or rock."

- 5) Christmas Tree Disposal
 1. Pickup dates will be announced in the Dec. and Jan. newsletters
 2. Remove tinsel and decorations
 3. DO NOT place tree in bags

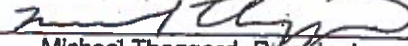
3. Violation Enforcement Procedure

The Board reserves the right to enforce this Policy Resolution to the fullest extent permitted under the law and the Association's Declaration, the Bylaws and rules and regulations. In addition to any other remedy available to the Association, violations of the rules and regulations contained in the Resolution may result in violation charges not to exceed \$50 per violation or, in the case of continuing violations, \$10 per day until the violation is abated, for a period not exceeding 90 days, or the maximum amounts otherwise allowed by law. However, imposition of violation charges will not occur until after the Lot Owner is given notice and an opportunity for hearing in accordance with Section 55-513(B) of Virginia Property Owners' Association Act. And any additional procedures that the Board may adopt from time to time.

It shall be the responsibility of each Lot Owner to advise their tenants, family members or other guests of the rules and regulations contained in this Resolution.

This Resolution shall take effect on September 8, 2004.

SUGARLAND RUN TOWNHOUSE OWNERS
ASSOCIATION, INC.

By: 
Michael Thaggard, President
Board of Directors

I hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of the Sugarland Run Townhouse Owners Association, Inc. this 8th day of September, 2004.


By: 
Patrick Noto, Treasurer
Board of Directors

As Amended on July 14, 2010:

It shall be the responsibility of each Lot Owner to advise their tenants, family members or other guests of the rules and regulations contained in this Resolution.

This Amendment shall take effect on July 14, 2010, all other parts shall remain in effect as written.

SUGARLAND RUN TOWNHOUSE OWNERS
ASSOCIATION, INC.

By: 
Patrick Noto, President
Board of Directors

I hereby certify that the amendment to the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of the Sugarland Run Townhouse Owners Association, Inc. this 14th day of July, 2010.

By: 
Charles Schönder, Treasurer
Board of Directors

Robert Simanowski, Vice President