



POLICY RESOLUTION FOR TRASH PICK-UP AND REMOVAL

The Board of Directors for the Orchard Run Townhouse Condominium (Association) has adopted a ***Policy Resolution For Trash Pick-Up and Removal*** (Policy), which was sent to all homeowners at the time it was adopted and is included with all disclosure packages at resale of the home.

All Homeowners and Residents need to review and understand the rules and restrictions within the Policy. Any resident found in violation of the trash regulations may be subject to charges and/or fines for each violation as listed in the Policy.

You should place the Policy with your other important Condominium documents as Maryland law requires that you provide copies of all policies and rules to prospective purchasers when you sell your home. In addition, if you rent your home, you should insure that your tenants receive a copy as Maryland law also requires that landlords provide copies of the legal documents and all rules to their tenants.

A copy of the Policy follows on the next page.

The Council of Unit Owners
Orchard Run Townhouse Condominium
c/o Vanguard Management Associates, Inc.
P. O. Box 39 Germantown MD 20875
(301)540-8600 x3027

Policy Resolution
for
Trash Pick-Up and Removal

WHEREAS, the Board of Directors has received a number of complaints regarding individual owners not properly disposing of their garbage, and

WHEREAS, Article V, Section 3.(d) of the By Laws for the Association establishes that the Board of Directors shall have the power to promulgate and enforce such rules and regulations and such restrictions and requirements as may be deemed proper respecting the use, occupancy and maintenance of the Condominium and the use of the General and Limited Common Elements by the members, and

WHEREAS, it is the intention of the Board of Directors to establish a policy governing the proper disposal of refuse by Members, residents, and their guests as well as penalties for the infraction of such policy,

NOW, THEREFORE, BE IT RESOLVED THAT, the following shall be the policy for the Orchard Run Townhouse Condominium with respect to the proper disposal of refuse by Members, residents and their guests and for the penalties for the infraction hereof:

- I. Procedure for Proper Disposal of Garbage:
 - A. Garbage shall be placed in rigid plastic or metal containers with a tight fitting lid. No trash should be placed out of doors in bags or open containers of any kind.
 - B. Garbage shall not be placed out for pick-up until after 6:00pm on the evening preceding the normal pick-up days.
 - C. Garbage containers shall be placed at the curb nearest your home or in other locations as may be designated by the Board of Directors.
 - D. Garbage cans and recycling containers should be removed from the front of your homes as soon as possible after being emptied by the trash removal company but not later than sundown on the day of the pick-up.
 - E. Trash and garbage containers are not permitted to remain in public view except on days of trash collection.
 - F. Garbage shall not be kept out of doors except in tightly covered containers. Open garbage attracts animals, including rats.

II. Penalties.

- A. The Association or its agent shall make a reasonable effort to determine the identity of those Members, residents or guests that are placing garbage out of doors in violation of paragraph I., above. Such reasonable effort may include:
 - 1. Written complaint of a witness, or
 - 2. Garbage from the container containing identifying information.
- B. Without further notice, the Association or its agent may, at the discretion of the Board of Directors, contract for removal of garbage, including the container, that is placed out of doors in violation of paragraph I., above.
- C. Should the identity of any Member, resident or guest be determined through the methods described in II. A., above, the Association or its agent shall send a written cease and desist notice to the Member identified. If the individual identified is not a Member of the Association, notice shall be sent to the Member associated with the identified address with a copy to the resident or guest.
 - 1. The notice shall demand immediate compliance with the provisions of paragraph I., above, and
 - 2. The notice shall state that subsequent violations which occur after ten (10) days from the date of the notice shall be corrected by the Association and any expense incurred will be placed as a charge against the Member's account and/or a fine in the amount of \$50.00 per reoccurrence of the violation will be charged to the member's account.
 - 3. No further notice shall be given to the violator.
- D. Any charges placed upon a Member's account for a violation of this policy shall be treated as any other assessment and shall be collectible in accordance with the provisions of Article VIII Section 1. (e) of the By-Laws for the Association.
- E. The Association or its agent shall, within five (5) days of the placement of a charge against a Member's account, send written notice of the placement of the charge stating the amount and the reason for the charge.
- F. Any Member aggrieved by the placement of a charge against their account may appeal such a charge, IN WRITING, to the Board of Directors. Such an appeal must be made within ten (10) days of the date of the notification of the placement of the charge.