

**FOREST CREEK CONDOMINIUM ASSOCIATION, INC.**

***A Corporation Not-for-Profit***

**STATEMENT OF ASSOCIATION POLICY**

**EFFECTIVE DATE:** December 20, 2013

**SUBJECT:** Improperly Disposed Trash on Condominium Property

**PROBLEM:** Improperly disposed of rubbish being left on condominium property without recourse to the Unit Owner.

**STATEMENT:** The operation and control of the condominium property and the common elements is the responsibility of the Association. The Unit Owner is responsible to ensure their trash is properly disposed of in the community compactor. Trash improperly disposed of causes unnecessary additional costs incurred by the Association.

**POLICY:**

1. Any trash, rubbish or trash bags found on the condominium property will be identified to the Unit the trash originated from.
2. The trash will be disposed of for no charge to the owner and a notice will be posted on their front door notifying them that their trash was improperly disposed of. The notice will state that repeated violations will result in a \$25.00 trash removal fee being assessed to the Unit Owner's association account.
3. Upon repeated violations, a \$25.00 fee will be assessed to the Unit Owner's account and a letter will be mailed to the Owner regarding the fee.

Adopted by the Board of Directors this 18<sup>th</sup> day of December, 2013.

By: Mija Kate

Its: President