

NORTHGATE CONDOMINIUM ASSOCIATION

Resolution 08-2

- Subject:** Regulation of Trash and Property Disposal
- Purpose:** The purposes of this resolution include but are not limited to, maintaining a clean, attractive and hygienic environment as well as controlling costs to within the budget for trash disposal by regulating the disposal of trash and other items within the Northgate Condominium Project.
- Authority:** Authority for this resolution is drawn from but not limited to, Article 6.1 of the Bylaws of Northgate Condominium Association and Articles 6.4 and 6.5 of the Amendment and Restatement of the Condominium Declaration for the Northgate Condominium Association.
- Rule:**
- 08-2.1 Placement of items outside dumpsters or on any other part of the Project or adjacent property, including but not limited to carpeting, furnishings, mattresses and building materials is prohibited. Any cost required to remove such items from the Project will be assessed to the owner of the unit responsible, in addition to any applicable fine as stated in the Enforcement section of this Resolution.
- 08-2.2 Items placed in dumpsters must not exceed the capacity of the dumpster, and shall not protrude beyond the top of edge of the dumpster. When possible, the dumpster lids shall remain closed to prevent unsightliness and attraction of pests.
- 08-2.3 Disposal of excessive remodeling, construction or other similar items in the dumpsters is prohibited. Any additional cost required to dispose of such items will be assessed to the owner of the unit responsible, in addition to any applicable fine as stated in the Enforcement section of this Resolution.
- Enforcement:** These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for The Northgate Condominium Association as follows:
- First Offense within a two-year period, beginning with the date of the offense: The unit owner responsible will be notified in writing of any violation of the rules contained in Resolution 08-2, given a copy of this resolution, fined \$100.00, and assessed any cost required to remove such items from the Project.

Second Offense within a two-year period from the occurrence of the first offense: The unit owner responsible will be notified in writing of the second violation of the rules contained in Resolution 08-2, given a copy of this resolution, fined \$200.00, and assessed any cost required to remove such items from the Project.

Third Offense or any Succeeding Offenses within a two-year period from the occurrence of the first offense: The unit owner responsible will be notified in writing of the third or subsequent violation of the rules contained in Resolution 08-2, given a copy of this resolution, fined \$500.00, and assessed any cost required to remove such items from the Project.

This fine structure is a guideline, and may be increased, decreased or waived in the sole discretion of the Board, depending upon, among other things, the severity of the offense.

The owner may request a hearing with the Board. Such requests must be sent in writing to the property manager within 15 days of receipt of notice.

Notice: Notice of the provisions of this resolution will be made by mailing a copy of the resolution to each owner at the address shown on the records of the Association at the time of the adoption of the resolution and by making this resolution a part of the Rules and Regulations of the Northgate Condominium Association.

Effective Date: This rule shall become effective upon delivery to owners as stated above in the Notice provision.

Adopted this 29th day of October, 2008, by the Board of Directors of the Northgate Condominium Association.