

To All Stover Mill Owners

Re: New Association Rules Concerning the Bulk Dumpster/Recycling Area

Dear Stover Mill Owners & Residents:

Outside dumping and misuse of the bulk dumpster and recycling area continues to cost Stover Mill Homeowner's Association well over \$1,000/month. These costs are attributable to the following services which are only necessary due to these issues:

- a. Loading items into the bulk dumpster which are left in and around the dumpster pen;
- b. Unloading of improper items from both dumpsters which the trash company cannot or will not take;
- c. Unloading of the overloaded bulk dumpster;
- d. Disposal of dumped hazardous materials and electronics the trash companies cannot legally take;
- e. Collection and loading of bulk items left at the various smaller dumpster areas throughout the community;
- f. Over-use of the bulk dumpster; and
- g. Fees from the trash company for hazardous and improperly dumped materials.

In addition to these ongoing expenses, the Association has already spent thousands of dollars to try and combat these issues by investing in new fencing with locked gates and special security keys, signage, lighting and security cameras; however, these issues continue to exist and continue to cost the Association well over \$12,000/year, which will be a permanent monthly expense unless the Association can control this problem.

Therefore, in accordance with the powers granted to it pursuant to the Article VI Section 12 (n) of the Stover Mill Declaration, and effective immediately upon publication, the Association Board of Directors has implemented the following new rules with respect to the bulk dumpster and recycling area ("the Area"). This rule shall supplement the rules already in existence for the Association, so please add this document as a supplement to your rules.

BULK DUMPSTER/RECYCLING AREA RULES

USE:

1. ALL items brought to the Area MUST be loaded INTO the APPROPRIATE container. Failure to do so is a violation of these rules.
2. NO HAZARDOUS OR PROHIBITED MATERIAL may ever be loaded or left at the Area. The following is a list of HAZARDOUS AND/OR PROHIBITED MATERIALS:
 - a. Anything that ever had fuel, gasoline, oil or Freon in it, including refrigerators/freezers, a/c units, and anything with an engine;
 - b. Any container under pressure such as propane tanks;
 - c. Any CRT television or monitor (anything other than LCD panel);
 - d. Any other material or substance that is classified as HAZARDOUS;

- e. Any contractor waste and debris from renovations, whether or not from a Stover Mill owner/resident's home or business, including but not limited to drywall, wood, flooring, roofing, masonry and metal. The only exception is for periodic small-scale disposal in connection with work done by Stover Mill owners at their Stover Mill property, such as disposal of replaced appliances (so long as not considered Hazardous or Prohibited Materials), or minor repairs. If you are renovating all or part of your home, whether by yourself or through a contractor, you or your contractor must arrange for your own disposal of your debris and may not use the Area for any of it, because this is NOT the intended use for the Area.
 - f. Any landscaping debris and waste, including soil and any plant material;
 - g. Any items used in conjunction with a business. This means if you live at Stover Mill and own a business, including outside rental properties, you cannot dispose of items for your business in the Area;
 - h. Any regular trash (anything which is not recycling or a bulk item that will not fit in one of the regular trash dumpsters).
3. Owners may not dispose of more than two (2) bulk items per week, regardless of the size or nature of the items. Any additional usage is considered misuse of the facilities and will be considered a violation of this rule.
 4. Keys for the Area or permission to use the Area may not be given by any owner or resident to anyone outside of Stover Mill, including contractors, whether they are doing work at your Stover Mill property or not.
 5. Users are responsible to clean up any mess made while using the Area.
 6. All gates to the Area must be closed and locked when done use.

VIOLATIONS AND ENFORCMENT:

1. The Area is under 24-hour recorded surveillance, providing license plate and facial recognition, and night-time vision.
2. Stover Mill owners are fully responsible for the actions of their tenants, guests and contractors. Any enforcement action taken by the Association, including fines, will be taken against the Stover Mill owner, except that the Association, in its sole discretion, reserves the right to refer any matter to the police in addition to any Association enforcement action taken.
3. Owners will receive an initial written warning letter for violation of this rule.
4. After an initial warning, a 2nd violation of this rule will result in the assessment of a \$250.00 fine against the owner.
5. For 3rd and subsequent violations of this rule, owners will be assessed \$500.00 fines for each additional violation. The Association, in its sole discretion, may consider each item improperly disposed/dumped to be separate violations of this rule.
6. In the Association's sole discretion, multiple warnings may be issued to an owner prior to assessing fines for violations of this rule, depending on the frequency and severity of violation(s).
7. In addition to deterring and punishing violators, the fines assessed for violations of this rule are meant to recoup some of the expenses incurred by the Association related to these violations. Therefore, the Association will not reduce or remove any fines assessed for violations of this rule.
8. Depending on the frequency and severity of violation(s), the Association reserves the right to suspend or terminate an owner's (and their tenant's) rights to use the Area.

Sincerely,

Board of Directors
STOVER MILL COMMUNITY ASSOCIATION

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