



King's Deer Homeowners Association, Inc. Dumpster Roll-off Policy

WHEREAS, the Board of Directors of King's Deer Homeowners Association, Inc. ("Association") has the power to adopt rules and policies pursuant to: the Declaration of Covenants, Conditions and Restrictions for King's Deer Subdivision; the Declaration of Covenants, Conditions and Restrictions for King's Deer Highlands; and the Articles of Incorporation and Bylaws of the Association.

NOW THEREFORE, the Association Board of Directors hereby adopts the following policy.

1. **Definition.** For the purposes of this policy, a "dumpster roll-off" or "dumpster", is defined as a large trash receptacle, bagster, trailer, or other container, whose purpose is to contain construction and demolition waste or other debris.
2. **Application.** Application for the placement of a dumpster must be made to the HOA Manager. HOA Manager approval is required before any dumpster(s) shall be placed on the Lot.
3. **Placement Period.** The placement period is limited to 30 calendar days. The Owner must provide the HOA with a start and end date that the dumpster will be on the Lot.
4. **Dumpster Location.** Dumpster(s) placed on the lot of a new home, or ancillary building projects approved by the ACC, may remain on-site while the project building permit is active or open. Any dumpster placed on a lot shall be placed so as not to encroach onto or interfere with adjacent lots, common areas, or recreational easements. The dumpster must be located on the Owner's driveway whenever possible.
5. **Containment.** Waste or debris must be contained within the dumpster with wire mesh, other containment material, or with a secure dumpster cover or lid.
6. **Violations of Policy / Enforcement.** Any Owner who is found to be in violation of this policy will be subject to remedial action and any and all enforcement rights of the Association including, but not limited to, fines (after notice and an opportunity for a hearing pursuant to the Association's covenant and rule enforcement policy).
7. **Extension.** Owners may request an extension of the application through written request to the HOA Manager. Each request will be considered on its own merits and waivers will only be granted for a limited period. The HOA Manager may revoke any waiver before it expires.

As with all covenants and policies, the Association will enforce the Dumpster Roll-off policy within a balance of all duties and obligations placed upon the Association's resources.

These Rules shall become effective on the date following their adoption by the King's Deer Board of Directors, and shall replace all rules, regulations, standards or policies regarding Storage Containers.

This policy was adopted by the Board of Directors on this 18th day of April 2023.

KING'S DEER HOMEOWNERS ASSOCIATION, INC.
A Colorado nonprofit corporation

By: */signed/*
Its: President