

# SUNRISE RIDGE/The HIGHLANDS @ SOMERSET HILL TRASH CAN POLICY

*Adopted: July 18, 2011,  
Revised 23 June 2015*

The Sunrise Ridge/The Highlands@Somerset Hill Homeowner's Association was designed to be a planned residential community. The neighborhood has Covenants, Conditions and Restrictions (CC&R's) which are rules set in place to help ensure that the neighborhood will remain a great place to live.

The Board of Directors has the authority to create rules for the community. Section 4.3 states owners are responsible for complying with all federal/state/county statutes, ordinances, rules, regulations and orders relating in any way to ownership of lots in the community. Section 7.1 of the CC&R's gives the Association the authority to take enforcement action against anyone who violates these CC&R's. Section 4.20 details the general handling of rubbish and trash.

The value of each home depends in part on the visual aesthetic or 'curb appeal' of all homes in the community. When left in front of the garage or house or on the street, trash cans impact the property values in the neighborhood.

Except for the day of collection by Lemay/Pacific, rubbish and bins for trash, recycling, compost and yard waste must be kept in the garage or on the side of the house. Rubbish and bins may not be placed on the street for collection sooner than the day before collection (currently Monday) and must be removed by the day after collection. At all other times, bins must be kept in the garage or on either side of the house.

Any Owner who has a problem complying with this policy must contact the property manager prior to the period where a policy violation would occur and request mitigation. Email: [hoa@vantagecommunities.net](mailto:hoa@vantagecommunities.net), Phone: (360) 455-4464