

**WOODMONT OVERLOOK HOMES ASSOCIATION, INC.
ADMINISTRATIVE RESOLUTION NO. 2
TRASH AND RECYCLING RULES AND REGULATIONS**

WHEREAS, pursuant to Article V, Section 2 of the Declaration of Covenants, Conditions and Restrictions of Woodmont Overlook Homes Association, Inc., recorded in Liber 6342, at Folio 240, among the land records of Montgomery, County, Maryland (the "Declaration"), the Board of Directors shall provide for the periodic removal of trash from each Lot and trash shall be kept in the rear yard of each Lot in the area designated therefore; and

WHEREAS, pursuant to Article V, Section 3 of the Declaration, in the event an owner of any Lot shall fail to maintain the premises and the improvements thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agent and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject; and

WHEREAS, pursuant to Article VIII, Section 1(e) of the Declaration, trash and garbage containers shall not be permitted to remain in public view except as otherwise permitted by the Board of Directors; and

WHEREAS, pursuant to Declaration Article VIII, Section 1(m), the Board of Directors has the authority to adopt rules for the use of the Common Areas and community facilities.

NOW, THEREFORE, the Board of Directors, at a duly convened meeting of the Board, after notice and an opportunity for owners to comment on the proposed rules, hereby adopts the Trash and Recycling Regulations set forth below:

1. Garbage and recyclables cannot be placed for collection in plastic or paper bags alone. All trash and recycling, regardless of content, must be placed in a proper waste container with a closing lid at all times.
2. All garbage and recycling containers are to be stored out of sight, either in the garage or the fenced area in the rear yard of the Lot, until the night before a pick-up day. Garbage and recycling containers should not be placed in the streets, driveways, porches, steps, or on the grass.
3. WOHA currently contracts a private waste collection company to pick up garbage twice a week on Mondays and Thursdays and recycling once a week on Wednesdays. Garbage and recycling containers must be out by 7:00am on service days. If a Federal holiday falls on a service day and the Montgomery County transfer station is closed, service will be provided on the next regularly scheduled service day. If the Montgomery County transfer station is open, the trash vendor will provide service on the holiday. Holiday schedules can be found on the County website at: <https://www.montgomerycountymd.gov/sws/holidays/>

4. The accumulation of trash around the home is not permitted. All debris, regardless of the kind, deposited by a homeowner or tenant, or which may accumulate around a townhome by natural causes, must be cleaned and properly disposed of within a 48-hour period after notification by the Board.

5. Discarded trees and shrubbery, such as Christmas trees, are to be transported to the County Waste Disposal Site by the resident or as otherwise directed by management.

6. Residents can arrange for the pickup of other bulk items on a regularly scheduled collection day, with a limit of three (3) bulk items per pickup. Residents requesting bulk pickup must contact the trash collection company at least one business day in advance and provide their specific address. As with regular trash, bulk items must be stored out of sight until the night before the scheduled pickup.

7. In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements thereon in compliance with these regulations or otherwise in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, may enter upon said parcel and repair, maintain, and restore the Lot. The cost of such maintenance shall be added to and become part of the assessment to which such Lot is subject. Violations of this policy will be handled in accordance with the WOHHA Enforcement Regulations.

A copy of this resolution shall be filed in the Homeowners Association Depository at the Circuit Court for Montgomery County, Maryland.

The undersigned hereby certify that the foregoing Resolution was adopted by, and made a part of the minutes of the meeting of, the Board of Directors of the Association on the 1 day of July, 2020.

Woodmont Overlook Homes Association, Inc.

BY: Christine Rinehart ATTEST:
Christine Rinehart, President


Yelena G Sadkova, Secretary