



The Manors at Terra Verde Trash and Recycling Management Guidelines and Policy

1. Guidelines for Single-Family properties

- Regular garbage in beige lid bin only
- Recycling in blue lid bin only
- All trash must be placed inside the bin
- Trash bin lids should remain shut at all times
- Excess trash should be taken to the dumpster
- Un-bagged trash or bagged trash should NOT be placed on the driveway or curb
- Bulk items disposal: please confirm pick up with Advance Disposal
- Bulk Items can only be placed curbside for pick up on confirmed day
- Bins are placed curbside after 6pm the day before the pickup day
- With the exception of barbecue grills items are not allowed to be stored outside property

2. Collection Days Schedule



Regular Garbage Collection Days

**MONDAY
THURSDAY**

Curbside Day/Time

**SUNDAY after 6 PM but before 6 AM MONDAY
WEDNESDAY after 6 PM but before 6 AM THURSDAY**

Recycling Collection Day

WEDNESDAY

Curbside Day/Time

TUESDAY after 6 PM and before 6 AM WEDNESDAY



Bulk (Furniture and Appliances)

THURSDAY

Pick-Up

**Can only be placed curbside if confirmed with
Advance Disposal**

3. Guidelines for Penalties/Fines

- Adherence to trash handling guidelines is the ultimate responsibility of the property owner. Thus, the property owner must contact their property manager to ensure the information surrounding trash management is disseminated to their guests and cleaners.

- Trash violations will be recorded and a notification will be issued to the homeowner along with a photo of the trash to solve the issue by end of business day.
- A log will be kept to record property and date of offense.
- Fines assessed will be \$100.00 per day, per incident.

- **First Trash Offense**

- Notification to homeowner will be issued along with a photo of the trash and date of offense.
- If resolved by end of business day from the date of the notice, no further action will be required.
- If not resolved by end of business day, our staff will clean up (if possible) and a fine will be issued and posted to the homeowner's account.

- **Subsequent Trash Offenses**

- Notification to homeowner will be issued along with a photo of the trash and date of offense.
- Issue fine and post to account.
- If not resolved by end of business day, our staff cleans up (if possible).

- **Bulk Trash Offense**

- Notification to homeowner will be issued along with a photo of the trash and date of offense.
- If Bulk trash is not picked up, same must be removed from curb within end of business day.
- If not removed from curb within end of business day, a fine will be issued and posted.

- **Fines-Non-Payment**

- Imposed fines are \$100.00/day per Incident.
- Fines assessed are due with the next HOA Payment.
- Failure to satisfy fines when due may result in the disconnection of cable and internet services.

Note: The recurrence of incidents resets every January.

Terra Verde Resort HOA