

**Valley View Estates Property Owners Association  
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**October 6, 2021**

**RESOLUTION NO. 1-2021  
Lots - Rubbish, Trash, Garbage**

Pursuant to the authority granted under Paragraph 2 of the May 20, 2010 Declaration of Covenants for Valley View Estates and Article 4, Section 4.1 of the Valley View Estates Property Owners Association Bylaws, The Board of Directors hereby approves the following:

Whereas: Page 2, Item 2, Line 3, Sentence 2 of the VVE POA Covenants states “Each Grantee shall for himself, his heirs and assigns, agrees and covenants that he and his heirs and assigns shall be bound by the By-Laws of the Association from time to time in effect and the rules and regulations imposed from time to time by the Association, etc”.

Whereas: Page 7, Item 13, of the VVE POA Covenants states “Grantee agrees to keep his lot in good and sanitary condition and shall not use or maintain the lot as a dumping ground for rubbish or trash. Trash, garbage or other waste shall be kept in sanitary containers. The placing or storing of unlicensed or junk automobiles on the premises is prohibited”.

Whereas: There has been some confusion with the interpretation with the second statement above, the Board of Directors has adopted this resolution to clarify rubbish and trash and the timing there of.

Trash shall be defined as any collection of materials on or about the house or property that are not part of the house or landscaping. Boxes (cardboard), building materials, used furniture, house waste, broken wood or fences, tires or anything that could be defined as a collection of junk. Exceptions to this would be during the timing of any type of construction, landscaping and/or moving in or out. A reasonable amount of time to clean up after the project will apply.

Whereas: In keeping with the rules of maintaining the lot in good condition, grass cannot be any higher than eight (8) inches.

Fines defined in the By-Laws will apply if there are any violations of this resolution and legal action will be taken if required.