

Elizabeth Heights Homeowner's Association

Brighton Pt. Sandy Springs, GA 30328 (City Council District 2)

Michael R. Weber, President ■ Patrick Johnson, Treasurer ■ Susan Blaine, Recording Secretary

Garbage Rules / Responsibilities

1. **PLEASE PLACE ALL GARBAGE IN THE DUMPSTERS...DO NOT LEAVE GARBAGE OUTSIDE THE DUMPSTERS.**
2. **IT IS YOUR RESPONSIBILITY TO ENSURE THAT YOU AND/OR YOUR CONTRACTORS WORKING IN YOUR HOME ARE NOT DISPOSING OF ANY SCRAP BUILDING MATERIALS AND PAINT IN OUR DUMPSTERS, AND SECURE AND REMOVE THOSE ITEMS SAFELY AND PROPERLY OFF OF ELIZABETH HEIGHTS PROPERTY!** We have just enough room in our dumpsters for our regular garbage, not any building materials, paint cans, etc. Please respect the fact that our Monthly Assessments cover the disposal of our regular garbage only.
3. **HOMEOWNER'S PERSONAL PAINT CANS ARE NOT ALLOWED IN THE DUMPSTERS. If you have cans with paint in them that you wish to dispose of (that are not from a contractor), then either:**
 - a) Remove them safely & securely from the property.
OR
 - b) Please place them at the WHITE DOOR behind the Clubhouse with the lids on tightly, then contact Property Mgt. at 404-256-4200 that you have done so. We will take care of them for you.
4. **If the dumpster is completely full, do not pile garbage on top of the dumpster, simply go to one of the other three (3) dumpsters on the property and dispose your garbage properly. DO NOT LEAVE ANY GARBAGE/TRASH OUTSIDE OF THE DUMPSTER.**
5. **If you have items needing disposing of (mattresses, box springs, furniture, etc), and it will not fit in the dumpster, then either:**
 - a) Remove these items yourself safely & securely from the property,
OR
 - b) call ABACUS Property Mgt. at 404-256-4200 in advance so they can make arrangements with you to have those items disposed of by one of our vendors. Depending on the size/amount of this material, a small fee may be incurred.
6. PLEASE **TIE UP** ALL OF YOUR GARBAGE BAGS AND **SECURE** ANY FULL BOXES BEFORE PLACING THEM IN THE DUMPSTER.

7. PLEASE ensure garbage is distributed evenly in the dumpster. PLEASE DO NOT just drop your bags inside the dumpster door - try to throw it as far back in the dumpster as you can.
8. If you have empty boxes to dispose, then please crush them flat before placing in dumpster. DO NOT leave them outside of the dumpster.
9. PLEASE CLOSE ALL SLIDING DOORS AND LIDS after disposing of your garbage. Leaving the sliding doors and lids in the open position attracts and allows wild animals including rodents to get in the dumpster, tear up the garbage, leaving a disgusting mess.
10. The Board of Directors strongly ask You NOT to allow your children to dispose of your garbage. There are too many occurrences witnessed by Homeowners that children are not disposing the garbage properly.

NOTE: If you witness anyone violating these Garbage rules, find out which Unit they reside in (take pictures for proof when possible) and report a complaint with details of the incident to the following emails:

mlevy@abacusmgt.com

Sheila@abacusmgt.com

and CC: EHPresidthoa@gmail.com

****ALL COMPLAINTS SHALL REMAIN ANONYMOUS****

Violators shall be fined a minimum of \$50.00, and that fine amount shall increase for that Homeowner with each repeated occurrence.

IMPORTANT

Anyone violating one of the first FIVE (5) rules listed in Red Type, the fine shall be a minimum of \$250.00.

A Reminder of what has been in place since our Association's existence:

- Anyone that is fined shall be given the status of not being a member in good standing of the community. All of the stipulations that apply to that status shall remain in effect until that fine is paid in full.
- If any fine is not paid in full within thirty (30) days of the fine notice, late charges may be added to the balance of the fine, and a lien is placed on their home.

Thank You Very Much For Helping Protect Our Investment! ☺

From the Elizabeth Heights Board of Directors and ABACUS Property Mgt.