

NEUSTETERS BUILDING CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS REGARDING TRASH

Adopted November 15, 2007

The following rules and regulations have been adopted by the Neusteters Building Condominium Association, Inc. ("Association") pursuant to Colorado statutes, for Trash.

1. On floors 2 through 5, a trash cart is located in the Service Area (between units x20 and x21), which also is the entry to the freight elevator. To get to the trash dock, take the freight elevator, press "D" (Dock). The side elevator door will open on the trash dock.
2. **All trash must be bagged.** Our historic building was not originally designed to handle residential trash. Since at times the trash must be thrown into the outside dumpsters, use sturdy bags that are tied securely (plastic) or stapled /taped (paper) closed.
3. Trash Etiquette—to eliminate vermin attracted by smelly, overflowing service areas:
 - A. If the trash cart on your floor is full, take your trash down to the trash dock.
 - B. If the trash containers in the basement are full, take your trash to the trash dock. These containers in the garage/basement area do not have room for household trash.
 - C. The trash containers in the laundry rooms are for laundry trash only; do not put household trash in the laundry room.
 - D. Smelly or dripping trash (pet litter, fish, diapers, food etc.) must be securely wrapped in sturdy plastic bags not paper or plastic grocery bags that may fail to contain contents, and taken directly to the trash dock.
 - E. Due to their weight, newspapers, magazines, and catalogs may be bagged in grocery bags.
 - F. For large items, talk to Building Manager to find out if there will be extra charges. Pay manager before leaving item on trash dock. Current charges by our trash removal company are: up to \$100 for furniture, up to \$200 for refrigerators. Do not leave large items on the trash dock or common elements.
 - G. Moving boxes—flatten, take to trash dock.
 - H. The Association may, upon written notice, institute mandatory or voluntary recycling of certain items, including phone books and magazines, cardboard, glass containers, plastic (drink bottles), aluminum cans, and newspapers. Recycling standards will be set by the service provider and must be followed by residents using the services.
 - I. Construction/renovation debris must be removed by your contractor daily. Please require that contractor removes all debris from the building and not disposed of in the Association's dumpsters before making your final payment to them.
4. Fines may be imposed for the violation of this policy in accordance with the Enforcement Policy.
5. Violation of the rules may require that the trash carts be removed from the floor for an extended period of time. This will mean residents will have to take their trash down to the trash dock area.
6. The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary for the operation, use and occupancy of the Building with the right to amend the same from time to time by resolution duly proposed and approved at any Board of Director's meetings.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Neusteters Building Condominium Association, Inc., a Colorado non-profit corporation, certifies that the foregoing rules and regulations were adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on November 15, 2007, and in witness thereof, the undersigned has subscribed his/her name.

NEUSTETERS BUILDING CONDOMINIUM ASSOCIATION, INC.,

A Colorado non-profit corporation

By: _____

President

Nov 15, 2007

Date