

WINDHAVEN CROSSING TOWNHOME OWNER'S ASSOCIATION, INC.
TRASH CAN POLICY

WHEREAS, pursuant to Article 2, Section 5.2(c) of the Declaration of Covenants, Conditions and Restrictions for Windhaven Crossing Townhome Owner's Association, Inc. Lewisville, Texas recorded as Document 201500223524 in the Denton County Deed Records and as it may be amended from time to time (the "**CCRs**"), and pursuant to Article 2, Section 2.5 and Article 6, Section 6.1(a) of the Bylaws for Windhaven Crossing Townhome Homeowner's Association, Inc. the Board of Directors of the Windhaven Crossing Townhome Owner's Association, Inc. (the "**Association**") is authorized to adopt and publish rules, policies, and guidelines concerning the administration of the Subdivision, the enforcement of the CCRs, the use and enjoyment of the Subdivision, and limitations on use of the Common Areas; and

WHEREAS, the capitalized terms used herein shall have the meanings given such terms in the CCRs, unless expressly defined herein; and

WHEREAS the Board of Directors of the Association held a meeting, and at such meeting each board member was given reasonable opportunity to express the board member's opinion to all other board members and to vote and the board members adopted the following policy governing the trash can placement in order to enforce the garbage and trash disposal restrictions contained in the CCRs; and

NOW, THEREFORE, IT IS RESOLVED:

Pursuant to Section 2.2(g) of the CCRs, trash, garbage and other waste shall at all times be kept in clean, well maintained, sanitary containers for regular scheduled pickup for removal of such items. Trash, garbage or other waste shall not be dumped on the ground of any Lot or in any Common Area. Bulk trash may never set out more twelve (12) hours before scheduled bulk pick up. Containers for trash, garbage and other waste shall be screened from view at all times except such containers may be brought to the curbside or other designated pick-up area with respect to a Lot twenty-four (24) hours in advance of scheduled pick-up and such containers must be returned to the screened area within twenty-four (24) hours after the scheduled pick-up time. Green waste must be bundled and tied or placed in the appropriate green waste bags per the City ordinance.

IT IS FURTHER RESOLVED, Pursuant to Section 3.4(e)(4) of the CCRs, all trash containers belonging to a specific residence shall be screened from view from Streets, except during the period commencing 24 hours prior to scheduled pick-up and ending 24 hours after scheduled pick-up.

IT IS FURTHER RESOLVED, all trash containers belonging to a specific residence shall have neatly and clearly labeled upon them the address of the residence.

IT IS FURTHER RESOLVED that this Trash Can Policy is effective upon adoption and recordation hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on August 20, 2019, and has not been modified, rescinded or revoked.

DATE: 8.20.19

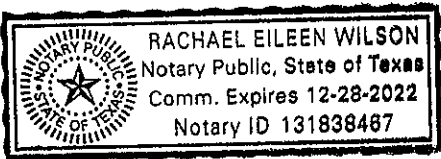
[Signature]
Secretary

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STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 20 day of August, 2019, by Jennifer Pagan, Secretary of the Windhaven Crossing Townhome Owner's Association, Inc. on behalf of said entity.

[Signature]
Notary Public in and for the State of Texas



Notary stamp or seal:

AFTER RECORDING RETURN TO:

THE KAPIOLTAS LAW FIRM, PLLC
2150 S. Central Expressway, Ste. 200
McKinney, Texas 75072