

WRIGHT FARMS METROPOLITAN DISTRICT

Solid Waste (Trash) and Recycling Services Rules and Regulations

1. SERVICES

a. The Wright Farms Metropolitan District (the “**District**”) shall provide solid waste (also referred to as “Trash”) and recycling services (the “**Services**”) to all properties in the District, excluding Jasmine Estates. The District shall contract with trash and recycling providers to perform the Services.

b. Pursuant to § 32-1-1006(6), C.R.S., the District shall be the exclusive provider of solid waste and recycling services within the District. All properties must exclusively utilize the Services provided by the District. Properties may not engage or utilize private solid waste or recycling services except as otherwise permitted by these Rules.

2. GENERAL

a. Scope: These Rules and Regulations (“**Rules**”) apply to all property owners in the District.

b. Standard Services: The Standard Services, subject to change at the discretion of the Board of Directors of the District (the “**Board**”), are one trash and one recycle bin per property, with weekly trash service collection and bi-weekly recycling service collection.

c. Payment of Services: The District will pay for Standard Services for each property. Any additional services, including but not limited to, additional trash or recycling bins, collection of bulk or excess items, or any additional service requested by the property, will be paid solely by the property subject to rates set by the current provider.

d. Collection of Trash, Recyclable Material: All properties shall follow the rules set by the current trash and recycling provider regarding collection days and times, bin placement instructions for pickup, and any other rules set by the current service provider. Trash and recycling items eligible for collection are set by and subject to the rules of the current service provider. All bins must be moved off street within twenty-four hours of completion of collection services, notwithstanding holidays and weather delays.

3. ENFORCEMENT

a. Enforcement of Rules and Fines: Any property that violates these Rules shall receive a Notice of Violation and Fine (“**Notice**”) from the District. Upon receipt of a Notice, the property shall correct such violation and pay all applicable fines as set forth in the Fine and Correction Schedule.

b. Liens: Pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District has the right and authority to impose and collect fees, rates, tolls, penalties and charges for services provided. Until paid, all fees, rates, tolls, penalties and charges constitutes a perpetual, statutorily created lien against the property. No recordation of the District’s statutorily created lien is required, with

such lien arising on the date of the violation and continuing in perpetuity until the associated fees, rates, tolls, charges and penalties are paid in full. Any fine is considered delinquent if not paid by the due date. If the District determines, in its sole discretion, to record a statement of lien against the property (which is not required in order to perfect its lien), such costs of preparing and recording the lien shall be paid by the property owner and included with the charges owed by the property due to the violation. Any such lien may be foreclosed in the same manner as provided by Colorado law for the foreclosure of mechanics' lien.

c. Hearing. Prior to taking any action to foreclose on its lien or taking any other actions in law or equity, the Board shall hold a hearing regarding the violations and proposed action. Notice of such hearing shall be provided to the property owner no less than 14 days prior to the hearing. The property owner or their representative may present relevant evidence or provide arguments at the hearing regarding the underlying violations, fines, and any other relevant facts.

d. Attorney Fees/Charges. In the event the District determines to foreclose on its lien, or takes other actions regarding the violation, including the filing of any claims in law or equity, mediation, arbitration or settlement discussions, the District is entitled to the recovery of its reasonable attorney fees and costs if it is the prevailing party in the dispute.

4. Applicability.

a. The rules regarding weekly solid waste and recycling services do not apply to the properties within the District that are located within Jasmie Estates, as these properties receive solid waste and recycling services directly from their owner's association.

b. These rules do not prevent property owners from hiring or using private dumpsters on their property as needed for home renovation projects or other temporary uses. Any such private dumpsters must follow Adams County rules regarding the placement and durations of the dumpsters. Dumpsters may not be used as an alternative to the weekly services provided by the District.

c. Service is provided to the property. Accordingly, the property owner is solely responsible for any fees, rates, tolls, charges or penalties of the District and for ensuring compliance with the Rules and any charges owed to the service provider.

EXHIBIT A

Fine and Correction Schedule

Violation	Fine	Time for Correction	Interest on Unpaid Fines	Delinquency Charge on Unpaid Fines (Imposed 5-Days After Due but Unpaid)
Using personal trash or recycling service	<ul style="list-style-type: none">•\$100 per month for months 1-3• \$200 per month for months 4-6•\$500 per month for each month thereafter	Must terminate personal contract immediately upon notice. Any cancellation charges are solely the responsibility of the Property owner.	18% annually on Fine amount	5% of the amount owed, not to exceed \$15 per month
Violation of Service Providers Rules	\$25 per violation	Immediately upon receipt of Notice.	18% annually on Fine amount	5% of the amount owed, not to exceed \$15 per month
Any other Violation of the Rules	\$25 per violation	Immediately upon receipt of Notice	18% annually on Fine Amount	5% of the amount owed, not to exceed \$15 per month

All Fines must be paid within 30 days of the date of the Notice.