

**Painters Ridge Owners Association  
Castle Rock, Colorado**

**Revisions to the Painters Ridge Owners Association's *Design Standards & Guidelines for New Homes & Home Additions Regarding Trash***

Painters Ridge Owners Association's *Design Standards & Guidelines for New Homes & Home Additions - Revised and Approved by the Board of Directors January 2014* are hereby revised as follows.

**Recitals:**

1. These revisions do not amend or repeal provisions within *State Statutes*, within *Crystal Valley Ranch Association (Master Association) Governing Documents*, and/or within *Castle Rock Town Ordinances*.

Whenever a *Painters Ridge Association (PR Association)* provision within its Governing Documents is in conflict with a provision within *State Statutes*, within *Master Association Governing Documents*, and/or within *Castle Rock Town Ordinances*, the *PR Association* provision is trumped and does not apply, unless the *PR Association* provision is more restrictive, and/or imposes a higher requirement/standard, in which case Painters Ridge Lot Owners and Residents must comply with the more restrictive and/or higher requirement/standard imposed by the *PR Association* provision.

2. The intent of these revisions is to clarify and provide for guidelines and rules covering *RESIDENTIAL TRASH* as defined within this document.

**Revision 1:**

**REPEAL and REVISE Subsection (IV) (P) Trash Receptacles to read:**

**P. Construction Debris and Receptacles**

Construction debris shall be stored in receptacles approved by the Committee prior to placement on the construction site. The receptacles shall have lids or be equipped with debris "blankets" to minimize scattering by any means. It is the responsibility of the Lot Owners, Building Contractors, and Remodeling Contractors to maintain and empty the receptacles on a regular basis, or more often as required to eliminate odors or spillage.

## **Revision 2:**

**REPEAL** all existing provisions relating to ***RESIDENTIAL TRASH*** and ***RESIDENTIAL TRASH RECEPTACLES*** (excluding those provisions pertaining to new and remodeling construction by contractors), and **ADD** a new section to read:

### **VII.1 RESIDENTIAL TRASH & TRASH RECEPTACLES**

#### **1. Definitions:**

a. *Residence* means the primary living space, basement, garage, and/or structures approved by the Master and Painters Ridge Design Review Committees and Board of Directors that are located on a residential lot.

b. *Residential* means pertaining to residential lots within Painters Ridge that are either developed or vacant and that are not being actively developed or remodeled by contractors .

c. *Residential Trash* means debris, bulk materials, garbage, glass, grass, junk, litter, lumber, metal, minerals, plastic, plant material, rubbish, refuse, scrap, shrubs, soil, tree clippings, liquid & solid waste, and items to be recycled, of any kind that are not part of the finished structures and/or landscaping associated with an existing residence, and/or are not being actively used to remodel the existing structures and/or landscape of a residence, or is not native to an undeveloped lot.

d. *Residential Trash Receptacle* means any bag, box, dumpster, sack, standard trash container, and/or other equipment used to contain *residential trash* that is located within the boundaries of a developed or undeveloped *residential* lot; or which is suitably placed by a resident upon a street solely for the purpose of scheduled pickup by a trash service within 24 hours of placement upon the street; which *residential trash receptacle* must be designed with a securable lid and utilized to contain the *residential trash* therein in such a manner to prevent attracting and entry by animals, emissions of odors, hazards, scattering by any means, spillage, and access by animals.

**2. Restrictions on *Residential Trash* and *Residential Trash Receptacles*.**

- a. No *residential trash* of any kind shall be kept, stored, or allowed to accumulate except inside the *residence* associated with a *residential* lot.
- b. No *residential trash* shall be placed on a street, unless placed for the sole purpose of scheduled pickup by a trash service within 24 hours of placement, and only when the *residential trash* is confined within a *residential trash receptacle*.
- c. All *residential trash receptacles* shall be kept in a clean and sanitary condition and shall not be unsightly.
- d. All *residential trash* occurring from trash service accident and/or sloppiness, or because of a natural cause, that is upon a *residential* lot or upon that portion of a street that directly borders the property line of a *residential* lot, shall be disposed of in a timely manner by the occupants of the lot.
- e. Except when placed upon a street for the sole purpose of scheduled pickup by a trash service within 24 hours of placement, no *residential trash receptacle* shall be positioned in an exposed manner so that it can be seen by any non-airborne person, with the exception of residents to whom the *residential trash receptacle* belongs.

**History:** *The entire Subsection VII.1 was newly enacted by the Painters Ridge Owners Association Board of Directors on January 19, 2016, and was readopted with the addition of a new Subsection (VII.1)(2)(d) by the Board of Directors on May 17, 2016. The January 19, 2016 and May 17, 2016 modifications became effective as of May 17, 2016.*

**Revision 3:**

**REPEAL and REVISE Section IX. WILDLIFE CONSIDERATIONS, Subsection 3. to read:**

- 3. To minimize attractiveness to wildlife, all *residential trash* shall be stored and placed for scheduled pickup by a trash service as provided within Section VII.1.

**History:** *The Subsection (IX)(3) was newly enacted by the Painters Ridge Owners Association Board of Directors on January 19, 2016, and was readopted by the Board of Directors on May 17, 2016. The January 19, 2016 and May 17, 2016 modifications became effective as of May 17, 2016.*