TRAILER ESTATES PARK AND RECREATION DISTRICT
USE OF FACILITIES: REFUSE/DUMPSTER POLICY PP 34

PURPOSE AND USE

Trailer Estates Park and Recreation District provides for the regular pickup of household garbage, excluding yard waste. Residents should check District notices for the current collection schedule.

The District dumpsters are provided for the exclusive use of Trailer Estates residents for disposal of normal household solid waste, including furniture and debris from small, self-completed interior or exterior projects. Separate dumpsters are provided for solid waste, yard waste, and recycling in the trailer storage yard. Access is controlled by resident FOB-ID.

CONTRACTORS AND CONSTRUCTION DEBRIS

For purposes of this policy, a contractor is any person or business performing work at a residence other than the homeowner/resident personally performing the work. Contractors performing work for a Trailer Estates resident are not permitted to use District dumpsters. This prohibition includes, but is not limited to, renovators, remodelers, paver installers, concrete contractors, flooring installers, roofers, landscapers, tree trimmers, and similar service providers.

A contractor generating construction, demolition, renovation, paver, concrete, roofing, flooring, or other project debris must provide for lawful removal of that debris at the contractor's or resident's expense. When a private dumpster is used, it must be placed at the job site in a location that does not obstruct roadways, sidewalks, drainage, utilities, or access. Residents are responsible for informing their contractors, vendors, guests, tenants, and other persons acting on their behalf of this policy. A resident may be held responsible for costs or violations resulting from the actions of such persons when the disposal was made for the benefit of, or in connection with work at, the resident's property.

PROHIBITED ACTS

It is a violation of District policy to:

1) Place items in a dumpster that is filled to capacity or marked with a sign stating "No More Dumping Today."
2) Place any item above the top rim of a dumpster, allow material to protrude from a dumpster, or otherwise overload a dumpster.
3) Place material in the incorrect dumpster, including solid waste in the yard waste or recycling dumpster.
4) Place prohibited or non-recyclable material in the recycling dumpster.
5) Place, leave, stack, or abandon any item on the ground, beside a dumpster, against a dumpster, or elsewhere in or around the dumpster area.

6) Place appliances, including refrigerators, ovens, washers, dryers, or air-conditioning units, or electronics, including televisions and computer monitors, in or around any dumpster.
7) Place hazardous materials, including flammables, oils, batteries, chemicals, paint, propane tanks, or similar materials, in or around any dumpster.
8) Allow or direct a contractor to use a District dumpster or provide a contractor with FOB access for that purpose.
9) Use another resident's FOB, lend a FOB to another person for unauthorized dumping, or otherwise attempt to circumvent this policy.

ENFORCEMENT AND PENALTIES

The dumpster area is subject to video surveillance and access control. In determining responsibility for a violation, the District may consider video or photographic evidence, FOB access records, eyewitness information, contractor information, vehicle information, and other reasonably available evidence.

A person responsible for a violation shall be charged the District's actual cost to correct, remove, clean up, transport, or properly dispose of the material, plus an administrative fee equal to twenty-five percent (25%) of the actual cost. Actual cost may include third-party charges, special hauling or dumpster charges, equipment costs, and District labor directly associated with correcting the violation.

When a violation creates an immediate safety, health, operational, or access concern, the District may remove or correct the condition without prior notice. Immediate correction does not relieve the responsible party of any costs, administrative fees, or other penalties.

Repeat or serious violations may be scheduled for a public hearing and processed in accordance with the Rules and Regulations, Part E: Penalties. Egregious violations, including disposal of excessive construction or demolition debris, may also include all special hauling, dumpster, disposal, labor, equipment, and related costs incurred by the District.

Nothing in this policy limits any other remedy or enforcement procedure available to the District under its Rules and Regulations or applicable law.

RECYCLING

Only materials accepted under the District's current recycling program may be placed in the recycling dumpster. Residents must follow the current recycling requirements established by the District's contracted waste hauler and/or Manatee County, as applicable.

Plastic bags, Styrofoam, solid waste, yard waste, hazardous materials, and any material not accepted by the current recycling program shall not be placed in the recycling dumpster. Recycling requirements may change from time to time. Current instructions posted by the District at the dumpster area or otherwise distributed to residents are incorporated into this policy for operational purposes.

YARD WASTE

Only brush, tree and shrub trimmings, leaves, and grass may be placed in the Yard Waste dumpster. Paper lawn bags may be used.

NO PLASTIC BAGS. No soil, rocks, concrete, construction debris, household garbage, or other non-vegetative material may be placed in the Yard Waste dumpster.

SOLID WASTE

The Solid Waste dumpster is for normal household trash, furniture, and permitted residential debris generated by residents in accordance with this policy.

FLAMMABLES, OILS, BATTERIES, CHEMICALS, PAINT, TELEVISIONS, COMPUTER MONITORS, A/C UNITS, LARGE APPLIANCES, HAZARDOUS MATERIALS, AND PROPANE TANKS MAY NOT BE PLACED IN OR AROUND ANY DISTRICT DUMPSTER.

DISPOSAL OF PROHIBITED ITEMS

Residents are responsible for arranging lawful disposal of items that are not accepted in District dumpsters. The District may post or distribute information regarding available disposal, recycling, or special collection options. Because outside disposal programs and service providers may change, such information is informational only and is not incorporated as a permanent part of this policy.