

BOARD POLICY: Disposal of Refuse

Background: Fire is an increasing threat to Surfside lives and homes. In 2023, Surfside completed a Wildfire Prevention and Management Plan to address this threat. This plan identified dense housing, the presence of ladder fuels, limited water supply and windy, dry summers as factors increasing this threat. That plan recommended removing dead vegetation, tree trimming, creating defensible spaces and clearing lot debris as excellent prevention measures each homeowner and Surfside can take. Restrictive Covenants 5.0 through 6.0, among others, specify the covenant authorities for Surfside to address these issues.

Policy: Surfside members shall be required to remove vegetation debris/refuse from their lots. Vegetation debris/refuse is defined as dead tree trunks or limbs, dead brush or grass, dead or cut vegetation or similar piles of vegetation debris/refuse in excess of one 3x3x3 ft pile. This requirement can be part of a compliance agreement, the result of proactive compliance enforcement or can result from a member complaint. This requirement does not apply to neatly stacked firewood.

Fines Pertaining to Disposal of Refuse

1. Disposal of Refuse fines require a written warning letter to a member with a 21- day deadline from the date of the letter to correct the threat. Members may be given up to 60 days from the date of the letter to remove the debris with extenuating circumstances as part of a compliance agreement. Fines will begin upon failure to complete the work or follow an approved compliance agreement as determined by the Board or its designee. The Board, or its designee, may find that extenuating circumstances exist, which justify establishing a compliance agreement date for completion beyond the sixty (60) day period.
2. The following fines shall be imposed for failure to complete the compliance agreement or remove the vegetation/debris by established deadlines. A fine of \$20 per day shall be assessed for each lot with a violation for the first 30 days following the specified compliance deadline from (1) above, and \$30 per day thereafter until the debris is gone.

Approved by the Surfside Board of Trustees on 9-21-2024 to be effective November 1, 2024