

Dear Residents,

This letter serves as a formal notification regarding the enforcement of the community's Trash and Recycling Rules, effective November 15, 2025.

As a reminder, all waste receptacles—including trash cans, recycling bins, and any other containers—must be removed from public view on days when trash collection is not scheduled. This includes storage away from front yards, side yards, and back patios where they are visible to the public. Section 5.19 of the Declaration of Covenants, Conditions and Restrictions for Enclave at Mangonia Park TH provides that the “refuse containers” must be maintained so as not to be visible by neighbors and made available for collection “only for the shortest time reasonably necessary for collection”.

Proper bin storage is essential for maintaining the cleanliness and appearance of our community, as well as preventing pests, rodents, and windblown litter. Your cooperation ensures a safe and attractive environment for everyone.

The Board has received recent complaints about repeated violations of this Section of the Declaration, and as you should be aware, the Board has a fiduciary duty to enforce these restrictions and covenants. As such, the Board has adopted a new policy for enforcement of this restriction. For the first violation, a written warning will be issued. For a second and/or subsequent violations that occur within six months of the first violation, the Board is prepared to take further legal action, which may include the assistance of legal counsel to compel compliance, and/or the imposition of a fine.

We appreciate your prompt attention to this matter and thank you for helping keep our community clean, safe, and beautiful for all residents.

Sincerely,

Board of Directors and Violation Committee