

The Architectural Committee was asked to define Debris and Clutter for those homes that receive a violation for this. The following is the definition that Montgomery County follows and uses in their enforcement. The committee added the caveat for items not covered which you will see in the note area. This guideline for Debris and Clutter was presented and approved by the Tanterra Board of Directors at the August homeowners meeting on August 18, 2010 and is to take effect immediately.

Solid Waste/Debris and Clutter

SEC. 48-10. Deposit at other than approved place prohibited (County)

It shall be unlawful for any person to dispose of, dump, deposit, or leave any solid waste within the county, on public or private property, except at a solid waste acceptance facility approved under this chapter. (1981 L.M.C., ch. 37, § 1; 1985 L.M.C., ch. 31, §28)

Solid waste: All waste materials and debris, including garbage, sludge, medical/pathological waste, debris from building construction, ashes, junk, industrial waste, dead animal, salvable waste, dead or felled tree, uprooted tree stump, slash, tree limb, bush, plant, leaves, grass, garden trimmings, street refuse, abandoned vehicle, machinery, bottle, can, waste paper, cardboard, sawdust and slash from sawmill operations, and any other waste materials. Solid waste also includes any automobile, truck, box, container, tire, appliance, furniture, or recreational equipment that is in a state of disrepair or dysfunction, unless the item is awaiting removal or being repaired or renovated for the personal use of the owner or occupant and the repair, renovation or removal is completed within 30 days. Solid waste also includes any recyclable solid waste.

Note: Lastly, on any complaints for debris and clutter that are not defined will be reviewed/inspected by the Tanterra Architectural Committee. If deemed to be debris and clutter and the homeowner receives a violation, should they not want to clean it up they can elect to appeal to the Tanterra Board of Directors (must follow rules for appeals that are in the Tanterra bylaws). The Tanterra Board of Directors will then inspect and determine the outcome. It should also be noted that if the Tanterra Homeowners Board of Directors does not consider it to be a violation that Montgomery County does not have to follow our rulings and a complaint can still be handled through the county.