

Bear Proof Garbage Control Guideline

January 4, 2012

The purpose of this Guideline is to clarify CC&R Article IV Section 9 regarding Lot Appearance and Garbage.

Consistent with the recommendations presented by the By-Laws and Covenants Review Committee at the 2011 Glacier Hills Homeowners Association meeting the AERC was directed by the Glacier Hills Board to establish and publish a Guideline related to bear proofing of garbage stored or located at any/all properties within Glacier Hills.

It is therefore recognized and confirmed that bear proof trash containers are already required by the County for Glacier Hills (GH) Phase #4. Therefore this Guideline yields a uniform standard for all of GH plus brings the entire Glacier Hill Homeowners Association in alignment with current best practices in the County. Further, this also acknowledges that bears and other large predators have already been sighted and have lingered near homes in GH and thus anticipates the need for a more proactive plan for preservation of the safety of individuals, pets, property and wildlife (i.e. "a fed bear is a dead bear"). Lastly, this Guideline is consistent with the intent of Article IV, Section 9.

Accordingly, the following Guideline is adopted. For clarity it is written as an addition to CC&R Article IV Section 9 in the form of over struck and underlined text, as follows:

Lot Appearance and Garbage, Article IV, Section 9: Except as provided herein, no part of any property shall be used as a dumping ground or used to store or place rubbish, trash, garbage, junk cars or parts thereof or other unsightly objects. Each property owner shall avoid accumulation of such refuse or other material prohibited by these covenants. All garbage cans shall be screened from view or kept in an enclosed structure. ~~If bears or animals become a problem, AERC may require all garbage cans or enclosures to be "bear proof"~~ All garbage cans or enclosures exterior to closed/locked buildings must be "bear proof" in accordance with the specifications promulgated by the National Park Service for Glacier National Park.