Grey Oaks Compost Regulations

Since Johnson County has regulations installed January 2012 on yard waste (compost) demanding that none be placed with the general refuse garbage, we are required to implement a compost regulation for Grey Oaks.

Compost:

Compost material will consist primarily of grass, leaves and other bio-degradable items from the yard and home – Non-bio degradable kitchen compost such as egg shells, grease, and other kitchen and bathroom wastes are not allowed in the compost. All compost bins and locations must have the approval of the Architectural Committee to insure compliance with the regulations and guidelines below.

Compost Bins:

1. **Size and type**: Animal proof compost bin with a polypropylene or ridged plastic or stainless steel frame to prevent wood rot breakdown. The bins shall have a lid to protect from rain but yet have area for air to breathe through the material. The sides shall have opening for ventilation. Total square footage of compost containers cannot exceed 100 square feet (LxW). Compost tumblers are prohibited.
2. **Materials:** Wood bins are to remain natural in color. Non-wood bins shall be neutral or green – other colors will not be allowed.
3. **Bin Materials**: a non corrosive and inert material shall be used to prevent breakdown. Plastic, wood or stainless steel are the selections of choice.
4. **Location of compost bins.** All compost structures shall be a minimum of 7 feet away from any property line on regular interior, not corner, lots. On corner lots the compost bin shall be a minimum of 20 feet away from any property line and 5 feet behind the building line on the street side of the lot. Compost bins are required to be 30’ from adjacent homes per city ordinance.
5. **Landscaping requirements:** The Architectural Review Committee may require as part of an approval of placement of evergreen (non-deciduous) trees or other screening around the perimeter of the compost structure especially on corner and shallow lots with exposure to the street of neighbors.
6. **Materials to be composted:** Acceptable compost materials are ONLY grass and fall leaf materials as well as non odorous biodegradable food waste. Violation of the compost material bin will be a notice of violation sent to the homeowner.

Violation Notice

Violation of the regulations will be subject to enforcement as outlined in the Grey Oaks Covenant Enforcement Resolution outlined and passed in September 2008.

Possible violation notices are as follows:

1. Excessive odor from poor compost pile management. Composts can be non noxious odor with proper turning and management; poor management or mixing of the compost material will create an unpleasant odor. Odor complaints can be submitted by any neighbor
2. Improper material being composted which increases the wild animal attraction for food stuffs.
3. Compost bins that violate the specific size and proper location requirements.
4. Compost material outside of the proper bin**.**

Adopted by the Board of Directors this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2012.

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President - Board of Directors

Printed Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Secretary - Board of Directors

Printed Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_