



April 9<sup>th</sup>, 2024

Dear Mercer Residential West Homeowners Association, Inc.

Re: Compliance with Association Rules regarding Trash Receptacles & New Trash Schedule

It is the obligation of each Homeowner in our Community to adhere to the Covenants, Conditions and Restrictions (CC&R's), set forth in *Mercer Residential West Homeowners Association, Inc. Governing Documents*. Our community is striving to continue to be a beautiful place in which to reside. We are all bound to conform to the Articles of our Covenants.

As a courtesy, we would like to take this opportunity to remind all homeowners of the rules and regulations about the placement of trash bins.

- Trash Containers (Removed from visibility until day of trash pickup stored and hidden from public view behind a "pony wall" or other screening improvements.)
- All trash must be within the confines of receptable with lids fully closed. If trash does not fit allowing lid to close, the owner must hold their trash or find alternate methods of disposal.

Additionally, per Public Works Department of Farmers Branch, there will be a new Trash Schedule for your community.

- **Beginning the first week of June 3<sup>rd</sup>, 2024, collection of Trash and Recycle will be Wednesday and Saturday. Bulk collection will remain on the first full week of each month on Wednesday.**

Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, TX 75006  
Phone: (972) 428-2030 Fax: (469) 342-8205  
[www.mercerresidentialwest.com](http://www.mercerresidentialwest.com)

**Please refer to the below excerpts from your communities CCR's:**

3.14 Trash Receptacles and Collection. Each Lot Owner shall make or cause to be made appropriate arrangements with the City for collection and removal of garbage and trash on a regular basis. Each and every Owner shall observe and comply with any and all regulations or requirements promulgated by the City and/or the Association in connection with the storage and removal of trash and garbage. All trash, garbage, or waste matter shall be kept in tightly sealed bags or other approved containers that shall be maintained in a clean and sanitary condition. An Owner may place trash on the street curb or access easement only on those days designated by the City as trash collection days. On all other days, an Owner must keep all trash, garbage and other waste material hidden from public view behind a "pony wall" or other screening improvements approved by the Architectural Control Committee. The Builder of the initial Dwelling on any Lot shall construct a "pony wall" or other approved ACC screening for storage of trash receptacles as part of the initial improvements constructed on a Lot. No Lot shall be used for open storage of any materials whatsoever, except that building materials to be used in the construction of improvements erected on any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon through completion of construction. No garbage, trash, debris, or other waste matter of any kind shall be burned on any Lot.

---

**Thank you for your continuing efforts to keep our community safe and clean. Should you have any questions we encourage you to:**

Utilize our web submission tool located on your communities Association website at [www.mercerresidentialwest.com](http://www.mercerresidentialwest.com) . Please make sure you are registered and logged in then click on the Contact Us Tab and follow the prompts to submit your web submission. Once you are registered, you will have access to various resources and benefits.

Thank you,

Managing Agent,

Essex Association Management, L. P.,

On behalf of the Mercer Residential West Homeowners Association, Inc.

Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, TX 75006  
Phone: (972) 428-2030 Fax: (469) 342-8205  
[www.mercerresidentialwest.com](http://www.mercerresidentialwest.com)