

## Sample Contract

### Section 1. Definitions.

- 1.1 **Dwelling Unit** means any improved property located in the Town that is intended for use as a single-family detached dwelling.
- 1.2 **Lot** means any subdivided parcel of land located in Kiawah Island which is intended for use as a site for a single-family detached dwelling, garden home or patio home, townhouse or Multi-Family dwelling. Also referred to as Unimproved Lot.
- 1.3 **Multi-Family Dwelling Unit** means Multi-Family Dwelling Units located within managed regimes, which are not single family detached units, and are otherwise referred to as villas, townhouses or condominiums.
- 1.4 **Producer** means an occupant of a Dwelling Unit or Multi-Family Dwelling Units who also produces Refuse.
- 1.5 **Refuse** means collectively, all Garbage, Household Trash, Rubbish and Solid Waste generated at Dwelling Units or Multi-Family Dwelling Units.
- 1.6 **Rubbish** means all non-putrescible Solid Waste (except body waste), including Recyclables and Yard Debris.
- 1.7 **Service Area** means the entire geographic area within the Town of Kiawah Island.
- 1.8 **Solid Waste** means any combination of Garbage, Yard Debris, and Recyclables resulting from residential activities within properties within the Town that is not disposable by means of a sewer system operated in accordance with State regulations.
- 1.9 **Unimproved Lot** means any Lot without a completed Dwelling Unit.
- 1.10 **Yard Debris** means any and all accumulations of grass clippings, grass, leaves, small trees, small shrubs, tree branches not exceeding four (4") inches in diameter and four (4') feet long, vines and other similar items generated by the maintenance of lawns shrubs, gardens and trees from residential properties.
- 1.11 **Force Majeure Event** means any events or circumstances beyond the reasonable control of the affected party to the extent that it delays the Town