

ASSOCIATION OF APARTMENT OWNERS OF THE ARBORS

Holiday Decoration Policy

The Board of Directors would like to notify all Owners of a proposed amendment to the House Rules establishing a permissible timeframe to install and remove holiday decorations.

Pursuant to Article X, Section 1 of the Bylaws

...the Board (upon giving notice to all apartment owners in the same manner as herein provided for notice of meetings of the Association and an opportunity to be heard thereon) may thereafter establish and amend such rules and regulations...the Board...may deem necessary for the operations and use of the common element and limited common element...

Owners are free to express their viewpoints regarding the proposed House Rule Amendment during Owners' Forum following the 2019 Annual Meeting.

I. Background

AOAO The Arbors allows holiday decoration but a timeframe to decorate homes and remove the decorations was not previously established and therefore it has been found that some Residents leave the holiday decoration on their home all year round. This is considered unsightly.

II. Effects of Proposed House Rule Amendment

The proposed House Rule Amendment will allow Residents to hang holiday decoration 30 days prior to the holiday and will require removal of the holiday decoration 15 days after the holiday.

III. House Rule Amendment

Addition to Section X. General Rules & Regulations; Paragraph 5

5. Holiday Decoration: Temporary holiday or special event decorations shall not be installed more than 30 days preceding a holiday or event and shall be removed no later than 15 days after the holiday or event. No nails, screws, hooks or other fasteners that penetrate the exterior of the building are allowed to be placed on the exterior of the building. Only removable hooks are permissible. No residue from the removable hooks shall remain on painted surface. Owners will be financially responsible to remove and/or paint the exterior surface if residue is present.

The Board approved this proposed House Rule Amendments at the Regular Board of Directors Meeting held on February 28, 2019.

Print Name: Cliff Watson

Secretary Cliff Watson