

SOCIETY HILL AT KIMER WOODS VILLAGE
III CONDOMINIUM ASSOCIATION, INC.

GENERAL RESOLUTION NO. 3~~B~~

HOLIDAY DECORATION RULES

WHEREAS, Section 5.11 of the By-Laws states that the Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of a residential condominium project and may do or cause to be done all such other lawful acts and things as are required by law, by the By-Laws, or otherwise directed or required to be done or exercised by members of the Association or owners of units, or by others; and

WHEREAS, Section 5.15 of the Master Deed prohibits Unit Owners from making any alteration to the exterior of the unit without the prior written approval of the Association; and

WHEREAS, the Board of Trustees has decided that it would be in the best interest of the Association if "consent" be granted for the temporary and permanent displaying of seasonal and/or holiday decorations on doors, balconies/patios, etc. and that rules need to be adopted covering this area.

NOW, THEREFORE, BE IT RESOLVED that the following rules for the displaying of temporary holiday decorations are adopted:

I. **Temporary, Seasonal or Holiday Decorations**

A. Unit residents may display certain seasonal and/or holiday decorations on doors, patio areas, balconies, and the inside of windows which are visible to the outside (which are limited common grounds,) provided that these regulations are followed:

1. Decorations of any kind are prohibited on the common elements, such as lawns, roofs, sidewalks, roadways, and recreational facilities and plantings.
2. Decorations shall not be permitted to pose a fire or safety hazard.
3. Decorations may not be permanently fixed and must be temporary.
4. Decorations must not cause damage to property (e.g., remove paint from doors, cause holes in siding and trim, etc.)
5. Decorations must be appropriate for the season.
6. Decorations must not constitute a fire or safety hazard.
7. Decorations may not substantially detract from the visual harmony of the community.
8. Methods of fastening must not cause damage to the property and must not be adhered by tape, staples, nails, glue, screws or similar apparatus.
9. Decorations placed on stoops should be of reasonable size, without obstructing the means of ingress and egress.

B. **Where Exterior Decorations are Permitted:**

1. Condominiums--Limited to doors and balconies.
2. Townplex--Limited to doors, balconies and front stoops.

3. Townhouses--Limited to doors, balconies, front stoops and patios.

4. Electrical Decorations are limited to balconies, front stoops, door frames and patios, and must be Underwriter Laboratory (UL) approved for outdoor use.

5. Electrical Cords must not cross walkways, entranceways or hallways.

c. All Decorations shall meet the following criteria:

1. Christmas/Hanukkah--Decorations cannot go up before the first of December and must be removed by the second Saturday in January.

2. Halloween/Thanksgiving--Decorations cannot go up before the third Saturday in October and must be removed by the last Saturday in November.

3. All other decorations will be limited to seven days.

4. Halloween Pumpkin lights will be limited to the use of votive candles only, and only under adult supervision.

5. Decorative door wreaths or the equivalent thereto will be permitted year round.

6. The means of fastening decorative door wreaths or the equivalent thereto should be done by loosening the door knocker, using a piece of strong wire, looping it through a picture hook, and fastening the wire behind the knocker. Then, the screws should be tightened. This can be left year-round or removed later without damage.

II. Enforcement

A. The Covenants Committee shall interpret and enforce the above-mentioned regulations and respond to requests and complaints submitted by any homeowner.

1. Decorations determined to be in violation of these regulations shall be removed within 24 hours after receiving proper notice.

2. Any damage to the property must be repaired within 48 hours at the owner's expense.