

Holiday Decorations - Rules and Regulations

Part I: Ownership

As an owner of a condo unit, you own everything inside the unit from the walls in. That means you do not own anything outside of your unit. Therefore, you need permission from the owner of the structure and the owner of the surrounding grounds before you can display any decorations outside of your unit.

Part II: Permission

The owner of the outside portion of the structure is the Association (Phase I, II, III, or IV). Per your documents, the Phase Board of directors can grant permission to display decorations on the outside of the villa structure or apartment building.

The HPA BOD owns the land, driveway, landscaping, and walkway outside the unit, so their permission is necessary if the unit owner places decorations on the bushes and/or the walkway.

The Phase BOD and the HPA BOD have agreed to give you implicit permission to put up holiday decorations outside your unit if you comply with all the guidelines listed in Part III below. This means you don't need written permission from the BOD if you adhere to all guidelines listed in Part III.

Note: The agreement outlined in Part II is subject to approval by your Phase BOD

Part III: Guidelines

1. Decorations are permitted starting the day after Thanksgiving through the second Monday in January of the new year.
2. Villa owners may not place any decorations on the roof, garage, driveway, eaves, trees, lawn, or side of the unit.
3. Villa owners may place decorations on the door, front windows, bushes in front of the unit, the walkway, and the atrium.
4. In the apartment buildings, the first-floor unit owner may place decorations in the walkway, bushes, door, and windows.
5. In the apartment buildings, unit owners on the 2nd, 3rd, and 4th floors, may place decorations on the outside of the door and windows.
6. In the apartment buildings, unit owners on the 2nd, 3rd, and 4th floors, may not place any decorations on the catwalk.
7. Residents are asked to have their decorations comply with the rules of the federal Fair Housing Act. If you have any questions about these rules, please consult with your phase BOD.
8. Unit owners should respect others and do their best to keep their decorations reasonable, so they do not interfere with their neighbors.

Part IV: Failure to comply with the guidelines

The sole arbiter for compliance with the guidelines in Part III are the Phase BOD and the HPA BOD. If the BOD decides the unit owner failed to comply with any of the guidelines listed above, their implicit permission to display holiday decorations is revoked until they are in compliance.

Note: The agreements outlined above are subject to approval by your Phase BOD