

RED CEDAR CANYON TOWNHOME ASSOCIATION (RCCTA)

POLICIES

External Lighting and Decorations Policy (page 1 of 2)

General Guidelines in Using Additional Exterior Lighting and/or Decorations

- All additional lighting and decorations should not interfere with another homeowner's right to enjoy their property.
- Lighting should be turned off at 10:30 pm; and be displayed only on patio and adjacent landscape/mulch area.
- Holiday lights and decorations should be removed after a reasonable time, three (3) weeks after the holiday, weather permitting.
- For safety reasons motion detection lights, garage, front entrance, patio lamps/lights may remain on.
- All disputes on use of lighting and displaying decorations will be decided by the RCCTA Board of Directors.

ADDITIONAL EXTERNAL LIGHTING POLICY

The purpose of additional exterior lighting should be to provide safety and enjoyable ambient lighting around the homeowner's immediate property. The following list is not all inclusive and additions to the list will be made as necessary:

- Ambient Lighting - twinkle and other ambient lighting allowed on patio and adjacent mulch area only, sidewalk solar lights are permissible in all mulch areas.
- Awning and Umbrella Lighting - permissible on the underside only.
- Landscape flood/spotlights- must have BOD approval if placed in front of unit.
- Motion Detection Lights - allowed by entrances only, may not be permanently attached to exterior. When activated the light must only illuminate the homeowner's immediate entrance area.
- Flag pole Lighting - State & Federal statutes require flags to be illuminated at night.
- Large bulb string lights, party lights, laser, strobe or neon lighting is not allowed.

DECORATIONS - HOLIDAY DECORATIONS

PER RCCTA ARTICLES AND BY-LAWS: ALL PERMANENT DECORATIONS MUST BE APPROVED BY THE BOARD OF DIRECTORS AFTER HOMEOWNER SUBMITS A WRITTEN REQUEST TO RCCTA

- Holiday decorations must be temporary and never permanently attached to the unit exterior.
- Holiday decorations should be removed within 3 weeks after the holiday, weather permitting.
- Christmas decorations and lights can be displayed Friday following Thanksgiving.
- Lighted holiday decorations should be turned off by 10:30 pm.
- Holiday decorations should not exceed gutter height.
- Holiday decorations are not allowed on any roof area.

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External Lighting and Decorations Policy (page 2 of 2)

- HELPFUL HINTS:

WHAT DO I DO IF MY NEIGHBOR'S LIGHTS OR DECORATIONS ARE INTERFERING WITH MY RIGHT TO ENJOY MY PROPERTY?

1. Politely contact your neighbor and express your concern.
-or-
2. Submit a written complaint to your Property Manager or Board of Directors. The complaint must be signed and include unit address of complainant(s).

** Verbal complaints will not be considered for action by the BOD or property manager.

RESOURCES - from RCCTA Covenants and By-Laws

ADDITIONAL EXTERIOR LIGHTING

Section 37. Exterior Lighting. All exterior lighting fixtures and standards shall be shown on submitted plans and shall comply with the overall lighting plan of the Declarant. All forms of exterior lighting shall be subject to approval of the Board.

Section 66. Exterior Lighting. Certain exterior light fixtures, such as those installed by Declarant at the corner of each garage, are designed and intended to be an integral part of the common exterior lighting . All such common exterior fixtures shall at all times be controlled by the Board of Directors by rule or resolution . The Board may require such lights to be controlled by a photo-electric cell, timer or other device and to prohibit the same from being turned off, disabled or modified, or the bulb therein replaced, except as authorized by the Board.

HOLIDAY DECORATIONS

Section 38. Exterior Ornaments . Exterior ornaments including but not limited to precast concrete, plastic or wood figurines, wishing wells and windmills (unless located on the patio) shall be prohibited unless approved by the Board prior to installation or construction .

BOD AUTHORITY

Section 68. Rules and Regulations. The Board from time to time shall adopt such other rules and regulations governing the use, maintenance and enjoyment of the Property, and the conduct of persons using the Property, as the Board in its reasonable discretion deems appropriate or necessary to implement the intent of this Declaration.