

EDGEWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC.

Decorative Flags and Seasonal Display Guidelines Architectural Control Committee

Purpose

These Guidelines are adopted by the Architectural Control Committee “ACC” pursuant to the authority granted under the Edgewood at Everlands Declaration. Their purpose is to preserve the aesthetic harmony of the community while providing residents with reasonable opportunities to display decorative flags, patriotic displays, sports team flags, and seasonal decorations.

These Guidelines shall be interpreted in a manner consistent with the Declaration, applicable Florida law, and any applicable federal law.

Decorative Flags Permitted Flags Without ACC Approval

The following flags may be displayed without prior ACC approval, provided they comply with all size, placement, and maintenance requirements contained herein:

1. The official Flag of the United States of America.
2. Holiday-themed flags displayed in connection with recognized holidays.
3. Flags specifically protected by Florida Statutes or federal law.
4. Garden flags and sports team flags displayed in accordance with Section 1.2.

Statutorily protected flags permitted to be flown in HOA communities in Florida are discussed in greater detail in the ACC’s “Flag Display and Flagpole Guidelines” as approved by the Edgewood at Everlands HOA Board of Directors.

Decorative House-Mounted, Garden, and Sports Team Flags

Residents may display decorative house-mounted flags, garden flags, and sports team flags subject to the following standards:

- Maximum house-mounted flag size: 24 inches by 36 inches.
- Maximum garden flag size: 12 inches by 18 inches.
- Garden flags must be displayed on a low-profile stand or holder placed in a landscaped area, entryway, or similar decorative location.

- Sports team flags may be displayed on the dwelling, porch, or a decorative holder, provided they are noncommercial and not used for advertising, sponsorship, or promotional purposes.
- No more than two decorative flags may be displayed at any one time unless approved by the ACC.
- Flags must be maintained in good condition and replaced when faded, torn, frayed, or damaged.
- Flags may not contain offensive, obscene, discriminatory, threatening, or unlawful content.
- Garden flags may not be placed in a manner that interferes with landscaping, irrigation, drainage, or routine maintenance.
- Sports team flags should be tasteful in appearance and may not be oversized or otherwise inconsistent with the community's residential character.

Prohibited Flags

The following are prohibited unless specifically approved by the ACC:

- Commercial advertising flags.
- Promotional or business-related flags.
- Oversized flags exceeding permitted dimensions.
- Flags mounted in trees, landscaping, fences, walls, or other structures not intended for flag display, except as expressly permitted for garden flags under Section 1.2.
- Flags illuminated in a manner that creates a nuisance to neighboring properties.

Flagpoles

Permanent in-ground flagpoles are prohibited unless approved by the ACC and otherwise permitted by law.

Temporary decorative poles attached to the home are permitted if they comply with these Guidelines and applicable statutes.

Seasonal and Holiday Decorations

General Standards

Seasonal decorations are encouraged when displayed in a tasteful manner that complements the community's residential character.

All decorations shall:

- Be maintained in a safe and attractive condition.
- Not create a safety hazard.
- Not obstruct sidewalks, roadways, drainage systems, utility equipment, or sight lines.
- Not produce excessive noise, flashing lights, or other conditions that constitute a nuisance.

Holiday Display Period

Holiday decorations and lighting may be installed beginning on Thanksgiving Day and shall be removed no later than January 15 of the following year.

The ACC may grant reasonable extensions for weather-related delays or extraordinary circumstances.

Seasonal Decorations Other Than Winter Holidays

Though not specifically addressed in the Declaration, homeowners are encouraged to display decorations associated with other holidays or seasonal events beginning no earlier than thirty (30) days before the holiday or event and removing them no later than fifteen (15) days after the holiday or event.

Examples include, but are not limited to:

- Easter and spring displays
- Independence Day displays
- Halloween decorations
- Thanksgiving decorations
- Veterans Day and Memorial Day displays

Halloween Decorations

Halloween decorations should be kid- or family-friendly and may be required to be modified or removed if they are excessively graphic, disturbing, or animated in a way that generates complaints or creates a nuisance.

Holiday Lighting

Permitted Lighting

Residents may install seasonal lighting on the exterior of their homes provided:

- Lighting is securely installed.
- Wiring is maintained in a safe condition.
- Lighting does not interfere with neighboring properties.

Nuisance Prevention

The ACC may require modification or removal of lighting that:

- Produces excessive glare.
- Creates unreasonable spillover onto adjacent homes.
- Flashes excessively or operates in a disruptive manner.
- Generates complaints from neighboring residents.

Architectural Integrity

Lighting should complement the architectural design of the home and avoid creating a commercial appearance.

Yard Decorations

The following decorative items may be installed only with prior ACC approval when visible from the street or common areas:

- Statues
- Sculptures
- Birdbaths
- Decorative fountains

- Weathervanes
- Decorative lighting fixtures
- Similar ornamental features

Approval requests should include photographs, dimensions, color information, and proposed placement.

Maintenance Standards

All flags, decorations, and lighting shall be:

- Properly maintained.
- Securely installed.
- Free from visible deterioration.
- Removed when damaged, faded, broken, or unsafe.

Failure to maintain displays may result in a violation notice and required corrective action.

Enforcement

The ACC reserves the right to require the modification or removal of any display that:

- Violates these Guidelines.
- Conflicts with the Declaration.
- Creates a nuisance.
- Presents a safety concern.
- Materially detracts from the overall appearance and harmony of the community.

The ACC may approve reasonable variances when unique circumstances warrant and when such approval remains consistent with the overall character of Edgewood at Everlands.

Interpretation

In the event of any conflict between these Guidelines and the Edgewood at Everlands Declaration, the Declaration shall control. Nothing contained herein is intended to limit any rights granted to homeowners under applicable Florida or federal law.

WHEREAS, Article 19 of the Declaration for Edgewood at Everlands establishes the Architectural Control Committee (“ACC”) and authorizes the establishment of architectural standards and community appearance guidelines; and

WHEREAS, the ACC has reviewed the Association’s governing documents and determined that the adoption of Decorative Flags and Seasonal Display Guidelines will promote consistency, aesthetic harmony, and reasonable homeowner enjoyment of their property while preserving the character of the community; and

WHEREAS, the ACC has recommended the attached Decorative Flags and Seasonal Display Guidelines to the Board of Directors for approval and implementation; and

WHEREAS, the Board of Directors has reviewed the proposed Guidelines and determined that they are consistent with the Declaration, the Association’s governing documents, and applicable law;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Edgewood at Everlands Homeowners Association, Inc. hereby adopts the attached Decorative Flags and Seasonal Display Guidelines as an official Architectural Control Committee Guideline and Association policy.

BE IT FURTHER RESOLVED that these Guidelines shall become effective on _____, 2026, and shall remain in full force and effect until amended, superseded, or repealed by action of the Board of Directors.

BE IT FURTHER RESOLVED that nothing contained in these Guidelines shall be construed to supersede, amend, or conflict with the Declaration, Articles of Incorporation, Bylaws, or

applicable federal, state, or local law. In the event of any conflict, the governing documents and applicable law shall control.

ADOPTED by the Board of Directors of Edgewood at Everlands Homeowners Association, Inc. on the _____ day of _____, 2026.

CERTIFICATION

The foregoing Resolution and Flag Display and Flagpole Guidelines were duly adopted by the Board of Directors of the Edgewood at Everlands Homeowners Association on

Date

Joseph Auxilly – President

Cynthia Kushner – Vice President

Mandeep Mishra – Treasurer

Bianca Terrier – Secretary