

Section 30 - Holiday and Sports Themed Decorations

- Holiday, sports themed and birthday and graduation decorations are permitted in common and limited common areas within the regulations provided.

Holiday themed decorations include, but are not limited to the following:

- o Inflatable decorations depicting a holiday related theme or figure
- o String lights
- o Wreaths
- o Spotlights, including spotlight projectors, star shower spotlights and other similar spotlights
- o Wood cut outs, plastic or wood figures and all manufactured products.
- o Inflatable stick figures are defined as Tube man, sky dancer, air dancer, inflatable man, Tallboy or other inflatable stick figures consisting of fabric tubing and an inflation device or fan.
- o Pumpkins, conrstalks, pumpkins, haybales and corn cobs
- o Any commercially manufactured item that is advertised as and labelled to be a holiday decoration

Sports themed decorations include, but are not limited to the following:

- o Any variation of the referenced holiday themed decorations manufactured and labelled with a sports team logo, name or colors.
- o Banners, signs and flags depicting a professional, college or local sports team
- o Inflatable decorations depicting a professional, college or local sports team

Birthday and graduation theme decorations include, but are not limited to the following:

- o Any variation of the referenced holiday themed decorations manufactured and labelled with a birthday or graduation theme or wording.
- o Balloons, banners, signs and flags with a birthday or graduation theme or wording

All decorations must be generally appealing and non-offensive in nature. Decoration(s) that are not permitted in any form include the following:

- o Any decoration that is graphically or suggestively sexual in nature, including any decoration that shows or depicts nudity or a sexual act
- o Any decoration that depicts political figures or political messages
- o Any decoration that includes a toilet, outhouse or other similar depiction
- o Any decoration that depicts a PG-13, R or worse rated movie
- o Any decoration that depict murder or other heinous and gruesome acts, or that show headless characters, wounds or blood.

- o Any decoration that resembles Satan or is demonic in nature.
- o Any decoration that utilizes real or fake saws, axes, knives, torture devices or other similar tools or apparatuses.
- o Any decoration that has wording that is racially, sexually or otherwise detrimental towards any ethnic group or sexual orientation.

A decoration that promotes a religious connotation related to a holiday, such as a Christian manger scene or cross, Virgin Mary depiction, a Jewish menorah or other similar decoration will be permitted within the other parameters of this section.

Council has the right to remove any decorations that are offensive, excessive or create noise, light or physical restriction problems for other owners. The owner of the confiscated decoration will be notified in writing. A decoration that is removed will be kept at the Association office for fourteen (14) calendar days for pick-up by the owner. If the owner does not claim the decoration, then it will be disposed of by the Association. All decorations must be in good aesthetic condition and working order which does not detract from the overall appearance of the property. Any decoration that is torn, damaged or otherwise not in good working order or aesthetic condition will be subject to a fine(s) and or removal under the provisions of this section. Any decoration that creates a potential safety hazard, including structural concerns, to any owner or maintenance staff will be subject to a fine(s) and or removal under the provisions of this section.

- All holiday decorations must be taken down within five (5) calendar days of the holiday with the exception of holidays which fall between December 24th and January 1st. All decorations for holidays between December 24th and January 1st must be removed by the following January 4th.

All sports themed decorations must be taken down when the sport team's season is not in season.

All birthday and graduation themed decorations must be taken down within three (3) calendar days of the completion of the birthday or graduation event.

- Decorations may be installed no earlier than the following dates:
 - o Easter – No more than twenty-one (21) calendar days prior to the Easter holiday
 - o 4th of July – No earlier than the preceding June 13th
 - o Halloween – No earlier than the preceding October 1st
 - o Thanksgiving – No earlier than twenty-one (21) calendar days prior to the Thanksgiving holiday

- Hanukah - No earlier than twenty-one (21) calendar days prior to the beginning of the first day of Hanukah
 - Christmas – No earlier than the Friday after the preceding Thanksgiving holiday
 - Other holidays – No earlier than twenty-one (21) calendar days prior to the beginning day or the calendar day of the given holiday. The holiday must be an organized religious holiday or a holiday recognized by the United States, Commonwealth of Pennsylvania or local government.
 - Birthdays and graduations – No earlier than three (3) days prior to the birthday or graduation event.
- All holiday lighting decorations must be directed towards the ground or street and away from adjacent units. No spotlights will be permitted that shine light into adjacent units. Free standing and pedestal or pole mounted electric lights, including, but not limited to, lantern lights or other decorative lighting, are not permitted.

Lights, including but not limited to decorative string lights, icicle lights and other similar lighting, are not permitted to be attached to the building surfaces, except as follows:

- Lights may be placed in shrubs and on plantings in non-lawn areas and flowerbeds within ten (10) feet of the building exterior.
 - Lights may be placed on the deck railings
 - Lights may be placed on metal railings only in a manner that does not prohibit or impede the use of the railing.
 - Lights may be placed around any entry door or garage door frame.
- An inflatable decoration (“inflatable”) is an object made of any material that is inflated continuously with a pump or is pumped and sealed with a gas consisting of air, hydrogen, helium, nitrogen or other similar substance. An inflatable holiday decoration are permitted as follows:
 - A maximum of one (1) inflatable is permitted per unit.
 - The inflatable must be no more than six (6) feet tall and two (2) feet wide and two (2) feet deep when inflated.
 - The inflatable may not be placed in a lawn area or in any area that blocks sidewalk or driveway access in any manner, Inflatables may not block the path to any entry point of any unit.
 - An inflatable cannot be placed on a deck or patio.
 - The inflatable must be securely anchored into the ground.
 - The inflatable cannot play music or make noise other than the air inflation pump.
 - Inflatable stick figures are not permitted.

Sports themed inflatable decorations are not permitted under any circumstances at any time.

- A decoration cannot be attached by nails, glue, staples or other like connections to any portion of the building structure. A decoration is not permitted to be attached to any gutter, brick or wood surface or roof structure under any circumstances.

A decoration cannot be hung from or attached to a window or door in any manner, except for a wreath. Wreaths hung from a window must be neatly tied and be centered to the upper or lower window sash and pane. Wreaths are permitted to be hung on the outside of an entry door (man door) or on the outside of a storm door by a hook that does not penetrate the door surface.

A decoration, other than a wreath, may not be placed or hung on the inside of the window frame in a manner that blocks any or all portions of the window.

A decoration is not permitted in any manner or form to be attached to or cover a lamp post in a common area.

A decoration is not permitted to be placed in a common or limited common lawn area under any circumstance.

A decoration, including electrical wiring, is not permitted to be placed in or over a common or limited common driveway or sidewalk area under any circumstances.

A decoration, including all lights, are not permitted to be attached to or placed in any tree more than ten (10) feet from the building exterior or in any tree over ten (10) feet in height.

A decoration(s) of any kind that is more than six (6) feet tall, two (2) feet wide and two (2) feet deep as measured to its installed or inflated dimensions is not permitted.

Decorations may utilize a maximum space of forty (40) square feet as measured around the perimeter of all decorations following all of the requirements of this section.

- Decorations cannot be installed or located in such a way as to be a nuisance to other unit owners or present a tripping or safety hazard. Lighting systems cannot be placed in or immediately adjacent to lawn areas where they are susceptible to lawn mowing or snow removal equipment damage or will hinder association personnel in their duties.

Section 37 - Fines and Enforcements

- Section 30 – Exterior Feature Installation – Holiday and Sports Themed Decorations

Unit owners who install or retain a holiday or sports themed decoration(s) in violation of Section 30 will be subject to a fine. Fines will begin with an initial fine of \$40.00, and will increase incrementally by \$10.00 for each calendar day that the illegal decoration remains in a common or limited common area. The Association may immediately remove any exterior feature, if it is deemed a continuing hazard to the building structure, property or safety of any resident. The owner will be notified by the Association of the removal and will have fourteen (14) days to claim the device from the Association office. Unit owners will be responsible for violations of guests or tenants to their property.