

BERRY FARM PROPERTY OWNER'S ASSOCIATION

AMENDMENT TO PROTECTIVE COVENANTS

HOLIDAY DECORATIONS

This Amendment to the Protective Covenants of Berry Farm Property Owners Association (the "Association") is adopted for the purpose of establishing reasonable and uniform periods during which homeowners may display seasonal and holiday decorations.

Section 1. Holiday Decorations

Homeowners may display customary decorations associated with the holidays identified below during the permitted display periods. Decorations shall be maintained in a neat, orderly, and reasonably safe condition and shall not create a nuisance, hazard, or unreasonable interference with neighboring properties.

Holiday decorations include, but are not limited to, exterior lighting, wreaths, garlands, seasonal flags, lawn ornaments, signs, inflatables, and other customary decorative items associated with the applicable holiday.

Section 2. Halloween Decorations

Halloween decorations may be displayed beginning **October 1** of each year.

All Halloween decorations shall be removed no later than **November 7** of each year.

Halloween decorations that are primarily associated with Halloween including skeletons, ghosts, tombstones, inflatables, and similar items, shall not remain displayed on the property after the **November 7** removal deadline.

Section 3. Christmas and Winter Holiday Decorations

Christmas and other winter holiday decorations may be displayed beginning **November 15** of each year.

Christmas and winter holiday decorations may remain in place through **January 15** of the following year.

All Christmas and winter holiday decorations shall be removed no later than **January 15**, except that exterior lighting that is not specifically holiday-themed may remain if otherwise permitted by the Association's governing documents.

Section 4. Overlap Between Holidays

The permitted display periods are intended to allow a reasonable transition between Halloween and Christmas or winter holiday decorations.

Homeowners may remove Halloween decorations and begin displaying Christmas or winter holiday decorations during the period of overlap between **November 1 and November 15**, provided that all Halloween-specific decorations are removed by **November 7**.

Section 5. Other Holidays and Yard Decorations

Holidays, seasonal events, or other decorative displays not specifically addressed in this Amendment, including yard decorations that are not clearly associated with Halloween or Christmas or winter holidays, shall be considered on a **case-by-case basis** upon request to the RARC.

Homeowners wishing to display such decorations shall submit a request to the RARC for review and approval before placing the decorations on the property. The RARC may consider the nature, size, location, duration, appearance, and potential impact of the proposed decorations when determining whether the display is appropriate.

Any approval granted by the RARC may include reasonable conditions regarding the type of decoration, location, display period, or removal date.

Section 6. Weather or Unforeseen Circumstances

The Association may allow a reasonable extension of a removal deadline when severe weather, illness, emergency circumstances, or other conditions outside the homeowner's reasonable control prevent timely removal.

Any such extension shall be limited to the time reasonably necessary to address the circumstances and shall be made upon request to the RARC.

Section 7. General Standards

Nothing in this Amendment shall authorize decorations that:

1. Create a safety hazard;
2. Damage common areas or Association property;
3. Unreasonably interfere with neighboring properties;
4. Create excessive noise, lighting, or other nuisance conditions;
5. Violate applicable federal, state, or local law; or
6. Otherwise violate provisions of the Association's Declaration, Protective Covenants, Bylaws, or duly adopted rules and regulations.

Section 8. Enforcement

Failure to comply with the permitted display periods or the requirements of this Amendment shall constitute a violation of the Association's governing documents and shall be subject to the notice, enforcement, and other remedies provided by the Association's governing documents and applicable law.

Section 9. Effective Date

This Amendment shall become effective upon its adoption and recording in accordance with the amendment provisions of the Association's governing documents and applicable Arkansas law.

Section 10. Severability

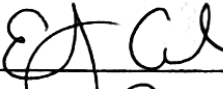
If any provision of this Amendment is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect to the extent permitted by law.

ADOPTION

ADOPTED by the Berry Farm Property Owners Association on this _____ day of _____, 20.

BERRY FARM PROPERTY OWNERS ASSOCIATION

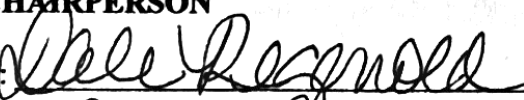
POA PRESIDENT

Signature: 

Printed Name: Emily Amedon

Date: 9-10-2026

RARC CHAIRPERSON

Signature: 

Printed Name: Dale Regenold

Date: 9-9-26



Harold Beaver

9-9-2026


Alisa Leard
9-9-2026