

DISCUSSION ITEM

AR#2 - Holiday Decorations Update

Administrative approval is required for any changes to door hardware made by a unit owner. Generally, hardware must be of polished or antique brass finish, in scale with approved hardware, and compatible with the architectural character of Parkfairfax. Door knockers may not exceed 5" in width and 8" in height.

Additions to or changes of locks on the door hardware must meet the above criteria, and a working key(s) for emergency access to the unit must be deposited at the Parkfairfax Office.

Approved storm/screen door combinations (front/rear) may be installed by unit owners. Administrative approval only is required.

Other decorative additions are not permitted on door frames, posts, columns, or exterior brick unless expressly allowed by this resolution or application to and approved by the General Manager or Covenants Committee as applicable.

Administrative approval only is required for repainting or restaining of entry doors provided colors are in conformance with the schedule of approved colors on file in the Association Office. All stained and refinished doors are the responsibility of the unit owner to maintain and seal at all times.

F. Holiday Decorations

1. Holiday decorations are permitted without the necessity of an application as long as they are tasteful and timely for the applicable holiday. The following rules apply:
 - a. All decorative lighting **MUST** be turned off the day after the holiday or the day after the end of a holiday period. All holiday decorations, including ALL lighting, must be removed from the exteriors of units and from the common element within 2 weeks after the date of the holiday or the end of the holiday period.

For the December Holidays, including New Year's, the holiday period ends on January 6th.

- b. Decorations are permitted on doors, door frames, posts, columns, or exterior brick walls. Care must be exercised during installation to avoid damage to any materials, including to any brick or woodwork. No drilling of the brick is allowed; proper, non-damaging attachment to the mortar joints is acceptable. Any and all damage will be the full responsibility of the unit owner to repair or replace.
- c. Temporary lighting and decorations on and between shrubs and trees are permitted but must be completely removed within the timelines specified in Section F.a. above. Due care is required in both installation and removal to prevent any damage to the plant material. Electric cords must not create trip hazards or impede use of Association sidewalks, or they will be removed by Parkfairfax at the unit owner's expense.
- d. Decorations may extend onto the common element but only directly in front of the applicable unit. Communal decorations extending in front of other units may only be installed with the express permission of all impacted residents and are subject to all of the above-listed restrictions.

G. Signs

No signs other than those noted herein shall be erected, posted or displayed upon, in, or from any unit, common element, or limited or reserved common element.

1. Signs that are permitted without prior approval are limited to the following:

- a. Traffic, No Parking, directional or informational signs erected by the Association or required by the City.
- b. Safe House for Children signs, and signs for firemen locating rooms for children, elderly persons, handicapped persons, pets, etc.
- c. One real estate “For Sale” or “For Rent” sign is permitted, without prior approval, provided the sign is tastefully displayed and placed inside of a closed storm or screen door or from behind a window within a unit. Such a sign, when displayed from inside a storm or screen door, may be a maximum size of one half the interior space of a full view storm door and when displayed from behind windows are to be of not more than a square of 26 inches.

One real estate sign advertising an open house may be placed on the common element within 20 feet of the unit for sale Friday through Sunday, during the hours of 12:00 noon on Friday

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~~Holiday decorations are permitted on a door, door frames, posts, columns, or exterior brick without necessity of application so long as they are tasteful and timely for the season. Care must be exercised to avoid damage to the brick, wood, or columns. Any damage will become the responsibility of the owner.~~

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