

**ACTION OF THE BOARD OF DIRECTORS
OF
CREEKWOOD CONDOMINIUM ASSOCIATION, INC
December 30, 2022**

POLICY ON OUTSIDE DECORATIONS

The following regulations of Creekwood Terrace Condominiums are to preserve the appearance and protection of property values within our community. This policy has been adopted by the Board of Directors of Creekwood Condominium Association Council of Co-Owners, Inc. While the intent is to provide owners with more options, enforcement of this Policy will ensure these rules and regulations are followed to keep our property safe, uncluttered and attractive:

1. Landscape additions are not allowed UNLESS additions are requested and approved in writing by the Board of Directors prior to installation. Applications must be submitted with a drawing or a photo, and any approved additions must be maintained, repaired, and or replaced as needed by the unit owner. If an owner fails to do so, the landscape additions may be removed by the Association at that owner's expense.
2. Nothing may be permanently attached to any building, such as hose holders, flag poles, or decorations, with the exception of a security camera/doorbell, as approved by the Board of Directors.
3. Only one birdhouse or birdfeeder is allowed due to health hazard. One shepherd's hook with up to three arms and one garden flag are also permitted.
4. Due to potential damage, nothing may be attached or hung from porch ceilings or overhangs.
5. Nothing may cover or block the house numbers on any unit.
6. Nothing may be installed or placed so that it impedes mowing or weed-eating. Any damage caused by landscapers to any decoration is the sole responsibility of the owner.
7. NO large concrete items, gazing balls, statues, and no electric fountains are allowed.
8. Decorative wreaths or Welcome decor may be placed on front door as long as appropriate. (Holiday themed décor must be removed as specified under Holiday Decorations below)
9. No edging may be placed around any of the mulch beds.
10. Small security signs may be placed in front of the unit in mulch bed.
11. Yard or window signs within the Creekwood property are not allowed. Exception will be made for Graduation or a Birthday (including Birth). These should be placed in the mulch bed near the front entrance of the unit celebrating the event, and may remain for up to 14 days.

12. Grills are forbidden! Per KY law and the NFPA Fire Code 10.11.6 & 10.11.6.2 – “Cooking Equipment: For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portions, or within 10 ft (3 m) of any structure.” The ONLY exception is a totally electric grill. These are specifically made for patio/balcony use.

13. The front porch/entryway - is a small space and must be kept clear of all clutter and anything that might create a trip and fall hazard. You may decorate with any two (2) of the below:

- Flower pot up to 20” diameter. Pots must be removed if plant is dead or if pot is empty.
- Small chair up to 20” wide.
- Tasteful yard figure up to 20” wide, not to exceed 24” (2ft) in height. This item is the only one that may be placed in the mulch bed directly in front of your unit (NOT in the grass) instead of on the porch. It will count as one of the two porch decorations.

Please keep all items OUT OF WALKWAYS. Our property insurance will not cover injury caused by your improper items or placement of items. All items have a risk for theft or vandalism and are strictly the owner’s responsibility and expense.

14. Patios, decks/balconies – the following items have been approved:

- 1 decorative wind chime
- Up to 2 hanging plants 20” or less in diameter, using an approved bracket attached only to 6X6 post, not joists or floor boards. These must be taken down when plants/flowers have died. Second floor units may use an approved bracket for hanging plants, but these may NOT extend over the side of balcony railing due to safety issues.
- Solar-powered post cap lights and string lights. Solar lights only, plastic bulbs only, not to exceed 1.5 inches in diameter

15. HOLIDAY DECORATIONS – Lights, wreaths, garland, etc. (excluding large yard standup or blow up items) may be displayed as follows:

- Halloween – Displayed as early as October 1st, removed no later than November 10th
- Christmas, Hanukkah, Kwanza, etc. – Displayed as early as the weekend before Thanksgiving, removed no later than January 10th

Please understand that everyone has their own tastes and styles. What you might think is tasteful may not be acceptable to a neighbor. **If in doubt, do not display it outside.**

The Board of Directors of the Creekwood Condominium Association Council of Co-Owners, Inc. has revised this Decoration Policy in order to make your personal outdoor space more enjoyable by relaxing some restrictions. However, the Board also reserves the right to require any decorations considered to be inappropriate or offensive to be removed immediately. Determination of whether something is appropriate or offensive will be at the sole discretion of the Board of Directors.