

Garbage and recycle bins are to be kept in the garage and put out no earlier than the evening before the day scheduled for pickup and replaced immediately thereafter.

**Estate and Garage Sales** – No such sales are allowed except by prior written Board approval on a case-by-case basis, and then on the basis of “By Invitation Only” with a limit of one client on site at a time. Approved sales must be between the hours of 10 am and 4 pm and for no more than 2 days. No signage of any kind outside of the unit is allowed.

**Exterior Decorations** – The Master Deed and By-Laws prohibit the placing of any decoration, furniture, or device anywhere on any Common Element (i.e. any space that is not private). In the past, owners have assumed that items placed on their entrance vestibule or porch such as urns, statuary, pots of flowers, and other decorations are exempt. For clarity, the Board of the Association has established the following rules:

1. The placement of decorations such as pots, urns, floral decorations and statuary on any space designated as “Common Element” is prohibited.
2. All front vestibule decorations existing as of July 1, 2012, and within 6’ of the front door have a “grandfathered” exemption, but any other placements must be approved by the Board.
3. No illuminated or moving decorations, religious decorations, except on major religious holidays, or political images, flags, empty pots or furniture are allowed.

**Patios** – Patios are “Limited Common Elements” and as such, are owned proportionally by all owners, but are specifically for the sole use of the owner of the unit to which it is assigned by the Plat. However, how a patio is used is subject to and governed by the Act, Master Deed, By-Laws, and Rules and Regulations of the Association. It is the intent of the Association to encourage the use of such space as outdoor living space only. Owners are allowed to place and maintain outdoor furniture and decorative foliage of a customary nature and appearance on their patios. Patios cannot be used for storage or converted to indoor living space. Laundering and/or the drying of clothing in public view are prohibited. Gas grilles for outdoor cooking are permitted, provided they are in compliance with applicable fire codes (at least 10’ from all combustible materials), but appliances with open, uncovered flames such as fire pits are prohibited. Other items prohibited on a patio are containers with flammable liquids, vehicles, bicycles, scooters, or other vehicles, tools and yard equipment, and sports and exercise equipment.

**Garages (“Carports”)** – In the Master Deed, garages are designated as “Limited Common Elements”, and as such, are owned proportionally by all owners. However, they are for the sole and benefit of the owner of the unit to which they are assigned by the Plat. How a garage or “carport” is used is subject to and governed by the Act, Master Deed, By-Laws, and Rules and Regulations of the Association. It is the intent of the Association to encourage the parking of all vehicles in assigned garages. Garages are not to be used for storage or converted into living space. Space must be maintained to allow for the parking of vehicles to the capacity for which the space is designed. It is suggested for the sake of appearances that garage doors be kept closed except when entering and exiting.