

River Oaks HOA – Townhomes

Holiday Decorations Policy and Guidelines

The following is intended to be a guideline for holiday decorations in the River Oaks Townhomes.

- As a general rule throughout the year, holiday decorations are permitted to be displayed **two weeks prior to the holiday and 5 days following the holiday celebrated except for in November, December, and January. See below for date restrictions during these months.**
- **Fall/winter holiday decorations are permitted to be displayed starting the second week in November through January 7th.**
- Holiday decorations within and on the exterior of Residential Units and on Lots are permitted, subject to the following:
 - No decoration that includes lights or sound may constitute a nuisance or undue interference with the quiet enjoyment of neighbors, as determined by the Board or the managing agent on behalf of the Board, in their respective sole discretion. In making such determination, the Board may reasonably consider such factors as:
 - Sound level
 - Flashing or strobe lighting effects
 - The offensive nature of decorations to a reasonable person (by way of example, particularly graphic Halloween decorations)
 - No display with illumination or sound may remain on past 9:00 p.m.
 - Except on the evenings of the holiday or activities related to the holiday (ie; trick or treating)
 - Except those illuminated decorations that do not flash or cause a nuisance to neighbors
- The Board shall have the authority in its sole discretion to modify such times and dates.

8. **Clotheslines and Lighting.** No clotheslines, clothes hanging devices, or the like upon any Private Element shall be permitted. Outside lights at eaves and door entrances, flood lights, and spot lights shall be permitted; provided, however, these lights must be adjusted so that the rays of any beam or floodlight shall not interfere with neighboring Private Elements. Exterior flashing lights or spot/flood lights on the exterior that shine on or into adjacent Private Elements shall be prohibited. Any walkway, driveway, or landscape lighting shall be of low intensity. Seasonal decorative lighting shall be permitted only during the holiday season. Any lighting inconsistent with these restriction must be approved by Declarant during Appointment Period and thereafter the Board.