

WELLINGTON OWNERS ASSOCIATION

Rules and Regulations for Seasonal Decorations

Purpose

The purpose of these rules is to maintain the aesthetic standards and harmony of the Wellington community while allowing residents to express their holiday and seasonal spirit in a tasteful and respectful manner. These guidelines are intended to ensure decorations do not create safety hazards, nuisances, or visual disruptions to neighboring properties.

1. General Guidelines

- 1.1. Seasonal decorations are permitted provided they are **tasteful, well-maintained, and appropriate** for a residential neighborhood.
 - 1.2. Decorations must **not block sidewalks, driveways, mailboxes, or fire hydrants**, nor interfere with landscaping maintenance or visibility for traffic.
 - 1.3. Decorations must **not cause excessive noise, flashing lights, or other disturbances** that affect neighboring residents.
 - 1.4. All decorations must comply with **local fire, electrical, and safety codes**.
 - 1.5. Homeowners are responsible for the **installation, maintenance, and removal** of all decorations placed on their property.
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2. Display Periods

2.1. Winter Holidays (Christmas, Hanukkah, etc.)

- Decorations may be displayed **beginning November 20** and must be removed **no later than January 7**.

2.2. Spring Holidays (Easter, Passover, etc.)

- Decorations may be displayed **14 days prior to the holiday** and must be removed **within 7 days after**.

2.3. Patriotic Holidays (Memorial Day, Independence Day, Veterans Day)

- Decorations may be displayed **14 days before** and must be removed **within 7 days after** the holiday.

2.4. Fall and Halloween/Thanksgiving Decorations

- Halloween Decorations may be displayed **beginning October 10** and must be removed **no later than November 2**.
- Thanksgiving Decorations may be displayed **beginning November 1** and must be removed **no later than November 30**.

2.5. Other Cultural or Religious Observances

- Decorations may be displayed **14 days prior to the observance** and must be removed **within 7 days after** the event.

2.6. Events

- Birthdays, graduations, births and other events with approval of the Board of Directors may be displayed **2 days prior to the event** and must be removed **1 day after the event**.
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3. Lighting and Sound

3.1. Lighting

- Decorative lights must be turned off **by 11:00 p.m.** each evening.
- Flashing, strobe, or excessively bright lights are **prohibited** if they disturb neighboring properties.
- All lighting must be safely installed, with cords and plugs properly weather-protected and not creating tripping hazards.

3.2. Sound Effects

- Decorations that emit music or sound are permitted **only between 10:00 a.m. and 9:00 p.m.**
 - Sound volume must not be audible beyond the homeowner's property line at an unreasonable level.
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4. Placement and Safety

4.1. Decorations must be **confined to the homeowner's property** and **not placed in common areas, on Association signage, or attached to fences or light poles**.

4.2. Inflatables or large decorative items must be **securely anchored** and should **not exceed fifty percent of the front yard** unless otherwise approved by the Board.

4.3. Decorations may not impede **emergency access or maintenance activities** conducted by the Association.

5. Maintenance and Removal

5.1. Decorations must be kept in **good condition**—free of rust, fading, or disrepair.

5.2. Homeowners must promptly remove all decorations by the end of the allowed display period.

5.3. Any damage to lawns, landscaping, or common areas caused by decorations must be **repaired at the homeowner's expense**.

6. Enforcement

6.1. The Wellington Owners Association reserves the right to **require removal or modification** of any decoration deemed inappropriate, unsafe, or noncompliant.

6.2. Failure to comply within **seven (7) days** of written notice may result in:

- A **violation fine** as permitted under the Association's governing documents; and/or
- **Removal of the decoration by the Association** at the homeowner's expense.

6.3. A homeowner may **appeal** any violation notice in writing to the Board of Directors within **seven (7) days** of receipt

7. Exceptions and Special Requests

7.1. The Board may grant **reasonable exceptions** to these rules for religious, cultural, or special community observances upon written request.

7.2. The Association may sponsor or approve **community-wide decorations or seasonal displays** that do not conform to the above guidelines when appropriate.

8. Board Authority

These rules may be amended by a vote of the Wellington Owners Association Board of Directors at any duly called meeting. The Board reserves the right to interpret and enforce these rules in a manner consistent with the Association's governing documents and community standards.

Adopted by the Board of Directors of the Wellington Owners Association

Effective Date: November 1, 2025
