

# *Summit Park Community Association*

## **Patio & Holiday Light /Decoration Policy**

The following requirements must be followed prior to installing Patio / Holiday lighting and Holiday Decorations:

### **Patio Lighting**

1. Patio lights are defined by the HOA as clear light bulbs that may hang from a common cord. They can also be referred to as “Outdoor String Lights, Bistro Lights, Café Lights, or Party Globes” to name a few.
2. Patio Lighting may never be attached or hung on the exterior of the unit. This includes the stucco, any portion of the fascia board, around the sliding glass door or front door, porch light(s), windows and garage door.
3. Existing nails, screws, staples or hooks **MUST** be removed from the exterior of the unit.
4. Patio lighting **may** be hung inside of the unit’s fence line using 3M command strip or a comparable product.
  - Patio Lighting must be **hung BELOW the fence line** and may not protrude above the common vinyl fencing.
5. The use of poles or a structure to display Patio Lighting **ABOVE the fence line is prohibited.**
6. Poles may be used to display Patio Lighting **BELOW** the fence line with the following limitations:
  - Attaching poles to the vinyl fencing is prohibited.
  - There are various products available that allow poles to be free standing, this method of displaying Patio Lights is in lieu of using Command Strip hanging systems.
  - NO patio lighting may be hung from the exterior of the unit door, windows, glass slider nor Fascia Board and strung down to a pole.
7. Patio Lights may be hung year round.
  - Only Clear bulbs that emit white, warm white, or any variation of white are allowed from January 8<sup>th</sup> through September 30<sup>th</sup> of each year.

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- i. Colored Bulbs are **NOT** allowed during this timeframe.
8. Each bulb should be no more than 12 watts to avoid light pollution (excessive use of artificial lighting).
9. Patio Lighting may **NEVER** be permanently attached to the fencing in any way. Use of epoxy, screws, staples, nails, hooks or any other method than explicitly allowed is prohibited.
  - Any mounting system that penetrates the fencing is prohibited.
  - Any unit found to be in violation will be liable for the cost to repair or replace the fencing.
    - i. Repair or replacement will be corrected by a contractor chosen by the HOA, all costs incurred will be billed to the unit's owner(s).
  - Command Strips or a like product are approved for hanging the Patio lights below the fence line.
  - The use of Clamps to hang Patio lights from the fence is prohibited.
10. Patio Lighting may never be hung from or attached to the common area trees or lighting fixtures.
  - Lighting found to be in violation will be removed by the Property Management Company immediately and will be returned to the resident after a board hearing in which the home owner(s) attend.
11. If there are complaints from the surrounding neighbors regarding light pollution (excessive use of artificial lighting), then lower watt bulbs will be required.
12. Patio lighting as described is NOT considered Holiday Lighting and may not be used as such.
13. The HOA does not accept responsibility for any Patio Lighting hung inside the Patio Unit.

### **Holiday Lighting**

1. Holiday Lights are defined by the HOA as clear or colored bulbs that may hang from a common cord. The lights may vary in color and can be steady, flashing, dancing, fading, depending on the type of lights and controller.

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2. Patio Lighting as defined by the HOA may NOT be hung and displayed as Holiday lights.
3. Existing nails, screws, staples or hooks MUST be removed from the exterior of the unit.
4. Beginning October 1<sup>st</sup> through November 7<sup>th</sup> of each year Holiday lighting for Halloween may be displayed.
  - Lights may be of novelty type (pumpkins, ghouls/ghosts/witches, etc...)
  - Light bulbs should be orange, yellow or purple in color.
  - Orange, yellow or purple colored bulb(s) may be displayed in the Porch Light(s).
  - Halloween lighting must be removed by the 7<sup>th</sup> of November.
5. Beginning November 1<sup>st</sup> through January 7<sup>th</sup> of each year Holiday lighting for Dia de los Muertos, Thanksgiving, Chanukah, Christmas, Kwanza, Festivus and New Year's may be displayed.
  - All Holiday lighting must be removed by the 7<sup>th</sup> of January.
  - Colored bulb(s) may be displayed in the Porch Light(s).
6. Allowable sizes for Holiday lights are: Novelty, Mini, M5, Dot/Dome, M6, C3, C6, C7 and C9. Mini is the smallest and C9 is the larger bulb type.
7. Holiday Lighting may not be hung on the exterior of the 2<sup>nd</sup> floor. Lighting displayed on the 2<sup>nd</sup> floor must be displayed through the windows.
  - Residents may **never use a ladder or lift** to access the roof or to hang Holiday lighting
8. Holiday lights **may be hung/displayed** on the areas listed below
  - Along both the front and rear fascia boards using Fascia board clips
  - Around all door and window openings using clips or command strips
  - On top of or draped over the vinyl fencing using command strips
  - On top of or draped on the hedges/bushes/stair railing directly in front of your unit
  - On top of or draped on the hedges/bushes to the sides of the garage door
  - Around the common area Tree Trunk located in front of your unit (if applicable)

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9. Holiday lighting may **NEVER** be permanently attached to the fencing in any way. Use of epoxy, screws, staples, nails, hooks or any other method than explicitly allowed is prohibited.
  - Any mounting system that penetrates the stucco, wood trim, fascia boards, or the fencing is prohibited.
  - Any unit found to be in violation will be liable for the cost to repair or replace the fascia, stucco, all door and window trim, and fencing.
    - i. Repair or replacement will be corrected by a contractor chosen by the HOA, all costs incurred will be billed to the unit's owner(s).
  - Fascia board clips may be used to hang Holiday lights from the front and rear fascia. The Fascia is 1 5/8" thick. These can be purchased on-line or from a local hardware store.
  - Command strips or a like product can be used to display Holiday lights around the front door, windows, glass slider and garage door
  - Command strips or a like product can be used to hang Holiday lights on the fencing. Fascia clips are also acceptable.
  - The use of Clamps to hang Holiday lights from the fence is prohibited.
10. The use of poles or a structure to display Holiday Lighting **ABOVE the fence line is prohibited.**
11. Holiday lighting **may not be hung from the exterior of the door, windows, glass slider nor Fascia board and strung outward down to poles or the fence.**
  - Holiday lighting may go directly downward (in a vertical manner) from the Fascia board to the fence as a continuous string.
12. The HOA does not accept responsibility for any Holiday Lighting that are hung or displayed on the exterior of the unit, this includes any portion of the Fascia boards, the patio, the fence, the hedges/bushes and garage door area.
  - Maintenance of the grounds will continue during this period and while the Landscaping Company will make every attempt to prevent any possible damage to the lighting they make no guarantee.

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## **Holiday Decorations**

Holiday decorations come in all shapes, sizes, wording, characters and these continue to expand year after year. As such, the HOA will not define all of the various types. They **must be Holiday Specific** for the timeframe listed.

1. Holiday Decorations are allowed to be displayed from October 1<sup>st</sup> through January 7<sup>th</sup>.
  - From October 1<sup>st</sup> through November 7<sup>th</sup> decorations to celebrate **Halloween** may be displayed.
    - i. Halloween decorations must be removed by the 7<sup>th</sup> of November.
  - Beginning November 1<sup>st</sup> through January 7<sup>th</sup> of each year Holiday decorations for Dia de los Muertos, Thanksgiving, Chanukah, Christmas, Kwanza, Festivus and New Year's may be displayed.
    - i. All Holiday decorations must be removed by the 7<sup>th</sup> of January.
2. Existing nails, screws, staples or hooks **MUST** be removed from the exterior of the unit.
3. Holiday decorations may **NEVER** be permanently attached in any way. Use of epoxy, screws, staples, nails, hooks or any other method than explicitly allowed is prohibited.
  - Any mounting system that penetrates the stucco, wood trim, fascia boards, or the fencing is prohibited.
  - Any unit found to be in violation will be liable for the cost to repair or replace the fascia, stucco, all door and window trim, and fencing.
    - i. Repair or replacement will be corrected by a contractor chosen by the HOA, all costs incurred will be billed to the unit's owner(s).
  - Command strips or a like product can be used to display Holiday Decorations on or around the front door, windows, glass slider and garage door
  - Command strips or a like product can be used to hang Holiday Decorations on the fencing. Fascia clips are also acceptable.
  - The use of Clamps to hang Holiday Decorations from the fence is prohibited.
4. Holiday Decorations that are torn, tattered, or partially hung must be either taken down or re-attached correctly.

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5. Holiday decoration **may be hung/displayed** on or around the areas listed below
  - Around all door and window openings
  - On the front door, glass slider, or garage door
  - On top of or draped over the vinyl fencing and gate.
6. Free standing or stick type displays may be placed directly in front of the unit along the common walkway or at the rear of the unit on either side of the garage door.
  - Any Decorations that impede any portion of the walkway or streets are PROHIBITED.
7. All Holiday Decorations must be in good taste that meet community standards.
  - Any offensive Decorations will be removed immediately by the Property Management Company and will be returned to the resident after a board hearing in which the home owner(s) attend.
8. Any Holiday Decorations that play music must comply with the following:
  - Volume must not be louder than a standard conversation
  - Sound may not be turned on before 9:00AM
  - Sound must be turned off by 9:00PM
  - ANY Noise Complaint will require the unit's volume/sound be turned off or disabled.
9. The HOA does not accept responsibility for any Holiday Decoration that are displayed on the exterior of the unit, this includes the patio, any portion of the fascia board, the fence, the hedges/bushes or any common area.
  - Maintenance of the grounds will continue during this period and while the Landscaping Company will make every attempt to prevent any possible damage to the Decorations they make no guarantee.

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