**5-23 EXTERIOR DECORATIONS, FLAGS AND SIGNAGE (this incorporates the old section 5-27)**

**5-23.1**Decoratingof home exteriors, including flags and seasonal/holiday decorating, is encouraged.  Seasonal decorations refer to the four primary weather periods of the calendar year (spring, summer, autumn, and winter). Holiday decorations refer to specific days set aside by law or custom, for example, Halloween and Christmas.

**5-23.1 a.** The display of nonseasonal, seasonal or holiday lighting and/or decorations does not require prior written or spoken approval of the Board of Directors.

**5-23.1 b.**All exterior lighting anddecorations must correspond to tasteful, reasonable decorum (to any reasonable person) and be appropriate for all ages.

**5-23.1 c.** Lighting or decoration that has begun to fade, become tattered or torn, or shows other signs of wear are not allowed.

**5-23.1 d.**If there is a complaint or dispute regarding any exterior decoration, the Board of Directors will determine any appropriate corrective action. Until the Board has made its decision, the homeowner/resident may continue to display the decoration, unless there is an immediate safety concern or it is considered to be inappropriate by any reasonable person.

**5-23.2  Symbolic Flags**

**5-23.2 a.** Each home may display a single large flag, which may only be the U.S. flag, a U.S. military flag, a POW/MIA flag, a school flag, or a state flag.  The flag must be properly displayed, and must be shown from a pole anchored on the home by the front door or another location on the same level as the front door.  The flag pole should not be anchored in the home’s trim.  Flag poles in the yard are not allowed.

**5-23.2 a.1.** According to U.S. flag etiquette, the U.S. flag may be displayed from sunrise to sunset, or if the flag is displayed 24 hours a day, it should be properly illuminated during the hours of darkness.

**5-23.3 Nonseasonal Lighting and Decorations**

**5-23.3.1** A door wreath and one small yard flag are allowed for each home.

**5.23.3.2**Garden statuary in the front yard is limited to two items.  Statuary must be of a reasonable size, color and weight to compliment the home and the neighborhood.

**5.23.3.3  Items permanently attached to the home are not considered external decorations and are not allowed.**

**5-23.4 Seasonal Lighting and Decorations**

**5-23.4.1** Seasonal lighting and decorations may be displayed for a maximum period of 3 months.

**5-23.4.2** Seasonal lighting and decorations may be added to the home/yard no earlier than one week prior to the start of the season and must be removed no later than one week after the season ends.

**5-23.4.3** The Spring months are March-May, the Summer months are June-August, the Autumn months are September-November and the Winter months are December-February.

**5-23.4.4** Removal of lighting and decorations includes the removal of any nails, hooks, etc. added to the structure of the home/yard that were used to display the lighting/decorations.

**5-23.5  Holiday Lighting and Decorations**

**5-23.5.1** For the Christmas holiday, lighting and decorations may be displayed for a maximum period of 10 weeks. For all other holidays, lighting and decorations may be displayed for a maximum period of 6 weeks.

**5-23.5.2** For the Christmas holiday, lighting and decorations may be added to the home/yard no earlier than six weeks before the holiday and must be removed no later than 3 weeks after the holiday, not to exceed a total display time of 10 weeks. For all other holidays, lighting and decorations may be added to the home/yard no earlier than one month before the holiday and must be removed no later than 2 weeks after the holiday.

**5-23.5.3** Holiday lighting and decorations on display for one holiday cannot overlap with lighting and decorations for another holiday.

**5-23.5.4**All holiday inflatable decorations must stay inflated at all times during their display.

**5.23.5.5** Removal of lighting and decorations includes the removal of any nails, hooks, etc. added to the structure of the home/yard that were used to display the lighting/decorations.

**5-23.6 Signage**

**5-23.6 a.** No sign of any kind shall be displayed to public view on any building through any window or door, in any yard, or otherwise, on any lot with the following exceptions:

**5-23.6 b.**  Only one sign may be displayed which advertises the property is for sale or rent.  It may be displayed through a window or on a professional sign placed in a secure manner on the property’s yard.   Hand written signs are not allowed.

**5-23.6 c.**  Directional signs are allowed for the duration of an open house event for a home that is for sale; this does not apply to rentals.  The directional signs may be displayed only on the morning of the day of the open house and must be immediately removed when the open house function is finished for the day.

**5-23.6 d.**Temporary, one day signs to announce a party or other event (child’s birth) are allowed.

**5-23.6 e.**One home security sign on each side of the home is allowed.

**5-23.6 f.**In accordance with our by-laws, signs supporting a political candidate are allowed only for the political pre-election time period and must be promptly removed two days after the election is over.   Signs supporting a political candidate must be on the homeowner/resident’s property.

**5-23.6 g.**No illuminated signs are allowed.

**5-23.6 h.**The Board of Directors may post signs on common areas for information purposes.  Homeowners or their real estate agents may not place signs of any type on association property, unless authorized under the provision of **Section 5-23.6 j and Section 5-23.6 k.**

**5-23.6 i.** Any signage on any common area will be removed.

**5-23.6 j.**The Board of Directors must approve any temporary signs not described in this section.

**5-23.6 k.**If there is a complaint or dispute regarding any signage, the Board of Directors will determine any appropriate corrective action. Until the Board has made its decision, the homeowner/resident may continue to display the signage, unless there is an immediate safety concern or it is considered to be inappropriate by any reasonable person.