

Garden Grove Townhome Owners Association
Policy on items in trees and decorative lighting in
the common areas

Policy: To allow certain items within the HOA common areas near a resident's unit.

1. No items may be permanently attached to any tree, bush, stucco, concrete or any other item within the Common Area as defined in the CC&R's.

2. No items may be attached to any tree or bush via nails, screws, wires that wrap tightly around the tree or bush limb or protrude through the bark. Nothing in this policy allows any resident to damage a tree, bush or its bark. Any damage caused will be repaired, to the satisfaction of the HOA Board, by the owner of the unit at the owner's expense.

3. Birdhouses, Bird feeders, Wasp traps or any other decorative or attached items may not exceed 18" from top to bottom including any mechanism or device holding the item in place. No item may interfere with lawn or property maintenance. **NO** flags, signs or printed messages are permitted. Birdhouses and Bird feeders may be placed in trees only. They may be placed in trees immediately in front of or behind the unit where resident lives.

4. Seasonal or decorative lights may be placed in/on trees directly in front of the resident's unit and only between the dates of November 1st and February 28th. Seasonal or decorative lights may be placed in the front gravel filled common area bushes that are adjacent to the unit itself and may not interfere with lawn or bush maintenance. Such seasonal or decorative lights in the front gravel filled common area may be placed all year but **MUST** be removed while bush trimming and maintenance is scheduled to occur.

5. For the purposes of Section 4 above, the front of the unit is the area between the street used for the unit's postal address and the unit itself. The back of the unit is the opposite side of the unit's front as noted above.

6. Seasonal or decorative lighting may be placed on a unit's front porch area at any time.

7. All lighting and other items in trees and bushes as permitted above must be reasonable. No lighting may be glaring, obnoxious, excessive or interfere with other resident's enjoyment of their units or the common areas. Should a complaint be received relative to lighting or other items in trees, the HOA board will determine if the items are in violation of this policy.

President's Certification:

The undersigned, being the President and Secretary of the Garden Grove Townhome Owner's Association (HOA), a Colorado nonprofit corporation, certifies that the forgoing Resolution was introduced for first reading at a duly called and held meeting of the Board on June 12th, 2021, and is hereby approved and adopted by the Board, at a duly called and held meeting of the Board on June 14th, 2021, and in witness thereof, the undersigned has subscribed his/her name.

Garden Grove Townhomes HOA

By: Marcel Amador
President

Date: 06/14/2021

By: Carolyn Johnson
Secretary

Date: 6/14/21