

## **EXTERIOR OF THE BUILDING & COMMON AREAS**

Changes may not be made that affect the appearance of the exterior of the building, such as skylights, chimneys, awnings, sun shades, light fixtures, window air conditioners and fans that protrude from the building, antennas, screens and enclosures. Temporary seasonal decorations may be displayed, but must adhere to the following guidelines:

Decorations are not to be attached directly and permanently to the building.

Decorations (such as glass ornaments, etc.) may not be used if they present a fire or safety hazard.

All outside decorative lighting and electrical hook-ups must be rated for outside use. An outdoor IP Rating of at least 54 should be used for all electrical hook-ups. No exceptions will be made as it deals with the safety and integrity of our buildings.

- Christmas: Thanksgiving Day through January 15th
- Chanukah: One week prior and one week following the holiday
- Halloween: One week prior and one week following the holiday
- All Others: One week prior and one week following the holiday

Holiday and seasonal decorations and displays must be maintained in good order or you will be required to remove them. (I.e. pumpkins, potted displays, door wreath displays, etc.)

Electrical cords are not to cross into the common areas to impose a trip or safety hazard at any time.

All seasonal and holiday decorations are subject to inspection by the Board of Trustees and the Management Team.

**IMPROPER USE OF COMMON AREAS AND FACILITIES:** There shall be no use of the Common Areas and Facilities, which injures or scars them or the planting thereon, increases the maintenance thereof, or causes embarrassment, disturbance or annoyance to the owners in the enjoyment of the Condominium, including sports activities and open fires.

Fireworks are not permitted on the premises.

Yard sales are not permitted on the premises.

**ABUSE OF MECHANICAL SYSTEMS:** The Trustees may charge to a Unit Owner any damage to the mechanical, electrical or other building service system of the Condominium caused by the Unit Owner resulting from misuse of those systems.

**IMPROVEMENTS TO COMMON AREAS AND FACILITIES:** Improvements to and landscaping of the Common Areas and Facilities shall be done only by the Trustees, or in such cases as permission of the Trustees had been obtained.