

Guidelines for Personalizing Condos Based on Homeowner Feedback, October 2020

Thanks to all of the homeowners who took a few minutes to complete the survey that was sent out this summer. The Board has spent considerable time and attention reviewing that information in order to prepare guidelines that we feel address the expressed desires of the majority of the community, while taking into consideration the obligation of the HOA to maintain the structural and aesthetic integrity of our units and community. Based on homeowner response, the guidelines listed below have been established.

Additionally, per the majority opinion of homeowners, the Board shall retain the authority to require removal of anything that violates these guidelines, retain the authority to require homeowners to be responsible for the cost of any damage that any of these items may cause to the exterior of the unit and shall further retain the authority to review individual requests from homeowners if they are desirous of something that is not covered by these rules. In that instance, if these guidelines do not address a specific question or desire, the homeowner must submit an approval request to the Board through PMS for review and approval.

Please note that while at first blush it may appear that some of these guidelines are arbitrary, the Board put significant effort into constructing these guidelines with a goal of trying to maximize an owner's desire to personalize while still protecting the property. For example, we cannot permit wooden planters due to possibility of insect or termite infestation; items in the grass are not permitted to ensure that landscapers will not encounter obstacles. Bird feeders or bird houses on or close to the units cannot be permitted due to the possibility of ending up with rodents in homes. The board has not yet established regulations for backyards.

Finally, we understand that these guidelines may actually require some homeowners to remove or reduce current outdoor décor. We appreciate your cooperation in advance in this instance and your efforts to help us to continue to maintain Egrets Walk as a cohesive and beautiful community.

Flags:

- Only the American flag is allowed
- Only one flag per unit
- Flag may only be mounted to the door frame of the garage
- No ground flags or flag poles allowed
- Flag must be no larger than 36 inches by 60 inches (3 feet X 5 feet)
- Flag pole to be no longer than 6 feet

Planters:

- No more than 3 planters are allowed in front of a unit (seen from the street)
- Live plants only
- Planters cannot be empty or have dead plants
- Planters must be on the ground within the pine straw area of the units front yard
- Planters are never allowed in the grass (landscapers must have easy access for maintenance)
- Max size of the container is 10 gallons
- No plastic containers (those that are sold with plants coming from the store)
- No wooden planters
- Planters cannot be displayed on terraced stands or shelving

- Units that have window boxes must contain live plants or no plants at all

Hanging Baskets:

- No more than 3 hanging basket allowed per unit
- Hanging baskets cannot be empty
- Hanging baskets must contain live plants, no artificial plants
- Creeping plants cannot attach to the exterior of a unit
- Hanging device may not be longer than 18 inches from hanging point
- Maximum size of container is 3 gallons
- All baskets must be uniform in size and color
- Hanging baskets must be confined to the unit's front porch
- Hanging baskets cannot be mounted to the fascia of the porch

Bird Feeders:

- No bird feeders, hummingbird feeders or squirrel feeders allowed in front of units
- Feeders are allowed only on the side (for an end unit) or back of units
- No decorative bird houses allowed in the front of units
- No limit to feeders have been established at this point
- In the future the Board may limit the number due to potential rodent issues
- Feeders must be at least 5 feet away from the unit
- Feeders are not allowed in the grass

Wreaths:

- Wreaths are allowed on front doors only

Security Signs:

- Signs are allowed at the entrance of a unit only or pine straw beds
- Security stickers are allowed in windows and doors
- No signs are allowed in the grass

Holiday decorations:

- Seasonal decorations are allowed
- No decorations or lights are allowed in the grass
- All decorations must be removed within 3 weeks after the holiday

Yard art:

- No yard art is allowed including but not limited to: statues, gnomes, benches, fountains, bird feeders, etc.