

**The Following Addition to the  
Forest Creek Condominium Association, Inc. Rules and Regulations Were Approved At The  
Board of Director's Meeting that Was Held on 11/20/2006  
This is the *Official Text* of the Document That  
Governs Holiday Decorations**

**Paragraph 2(a)**

**Common elements that are defined as limited common elements** (*limited common elements* means those *Common Elements* which are reserved for the use of certain Homes to the exclusion of other Homes as more particularly described in Paragraph 5.3 and 6.2 of the *Declaration of Condominium of Forest Creek, A Condominium*) **may be decorated in celebration or observance of the following Holidays.** At the present time, these holidays and the day they are observed or celebrated, consist of the following:

- New Year's Day - January 1 every year
  - Martin Luther King Day - 3rd Monday in January
  - Presidents Day - 3rd Monday in February  
note: Presidents Day is also Washington's Birthday
  - Memorial Day - Last Monday in May
  - Independence Day - July 4 every year
  - Labor Day - 1st Monday in September
  - Columbus Day - 2nd Monday in October
  - Halloween Day – October 31 of each year
  - Veterans' Day – November, 11 every year
  - Thanksgiving Day - 4th Thursday in November
  - Christmas Day – December, 25 every year
- 1) The decorations must be in good taste and not detract from the overall aesthetic appearance of the Forest Creek Community. Decorations installed by the owner(s) may be installed as early as two (2) days before the day the Holiday is observed or celebrated and must be removed two (2) days after the observation or celebration of said Holiday(s). For any given holiday, any decoration deemed inappropriate or not in good taste by any member of the Board of Directors, Building and Grounds Committee or Architectural Review Board must be immediately removed upon written notice either delivered by hand, U.S. Mail or email.
  - 2) However, decorating for the celebration or observation of Thanksgiving Day, Christmas Day and New Year's Day or any other religious observance or celebration during this period may be combined, in which case the decorations may be installed as early as one week before Thanksgiving Day and remain installed through New Year's Day. During this time, decorations pertinent to each Holiday may be added or removed from any existing decorations. All decorations for this holiday season must be removed no later than one week (7 calendar days) after the celebration or observance of New Year's Day.
  - 3) The Association on behalf of its owners may decide through its Board of Directors to decorate any common element in celebration or observance of any of the holidays noted above. Such decision may be reached by a vote of a majority of the board members in attendance at any Board of Directors meeting where a quorum of the board members is present.
  - 4) Any such decoration(s) cannot alter or damage any *common elements* or *limited common elements*. Any damage to the common elements or limited common elements will become the responsibility of the condo owner(s) decorating such area. The Association will have three (3) licensed contractors provide bids for such repairs to restore the common area(s) to a condition equal to or better than the condition of the common area before it was damaged. The condo owner(s) will remit to the Association immediately upon presentation of the winning bid, certified funds in the amount of the bid awarded to complete the work proposed to remedy such damage.

# ENJOY DISPLAYING YOUR HOLIDAY DECORATIONS IN THE FOREST CREEK COMMUNITY, PLEASE BE AWARE OF THE RULES.....

Please read the attached *official addition* to the Forest Creek Condominium Association, Inc. Documents, which was approved by the Board of Directors on Monday, November, 20, 2006. It contains the *official DETAILED language* of paragraph 2(a) allowing for holiday decorations.

## SUMMARY OF ADDITION TO THE RULES AND REGULATIONS REGARDING HOLIDAY DECORATIONS

Holiday decoration **ARE** allowed in the Forest Creek Condominium Inc. community subject to the following guidelines (see attached paragraph 2(a) for official rules and regulations as adopted by the FCCAI Board of Directors):

### GENERAL DESCRIPTION OF AREAS THAT CAN BE DECORATED BY OWNERS

Only **LIMITED COMMON ELEMENTS** are allowed to be decorated by owners. Please see the FCCAI Covenants Paragraph 5.3 and 6 for a full detailed listing of *Limited Common Elements*. Essentially, Limited Common Elements are Common Elements that are reserved for the **EXCLUSIVE USE** of one home to the exclusion of the other homes.

### EXAMPLES OF AREAS THAT CAN BE DECORATED BY OWNERS

Some examples of Limited Common Elements are: garages, balconies, entry areas, driveways and common covered porches.

### EXAMPLES OF AREAS THAT CAN NOT BE DECORATED BY OWNERS

All other areas in the community are Common Elements and **CANNOT** be decorated by owners. Example of areas that owners cannot decorate include but are not limited to: **OUTSIDE** of windows, sidewalks, garden areas, landscaped areas including trees and plant material, eaves, roofs, garage doors, gates, mail kiosk, lawn areas

### COMMON ELEMENTS CAN BE DECORATED BY THE ASSOCIATION WITH BOARD APPROVAL

Paragraph 2(a) 3) **DOES** allow the Association to decorate the common elements but only by approval of the Board of Directors. Therefore, if there are Common Elements that you would like to see decorated, please contact one of the Board members and provide them feedback on your idea.

**ALL DECORATION MUST BE IN GOOD TASTE AND AESTHETICALLY APPEALING.** Any decorations found to be inappropriate or in violation of Paragraph 2 (a) must be removed immediately upon notice

**DECORATION(S) CANNOT ALTER OR DAMAGE ANY COMMON ELEMENTS OR LIMITED COMMON ELEMENTS.** Any damage caused by the owner will be the responsibility of the owner. The owner will pay for all repairs if this occurs.

**If you have any questions, please call the Association** [REDACTED]