

Charbonneau Green Townhome Association
Policy On Exterior Ornaments
(Revised June 2018)

The Agreement for the Architectural Control of Charbonneau includes restrictions on the placement of yard or garden art, including the requirement that such items are to be approved by each homeowner's association. (Paragraph 25.) Holiday decorations between Thanksgiving and January 15 are exempt. Charbonneau Green Townhome Association (CGTA) wishes to further define the acceptable placement of outdoor lighting. A request to install lighting must be submitted to the CGTA Architectural/Landscape Committee (A/L) for approval with a referral to the Board of Directors for final approval. Requests to add lighting will be considered if they meet the following criteria:

- Lighting is limited to clear, non-blinking bulbs.
- String lighting must be attached firmly to the home structure and is limited to the roofline along the eaves of the structure. No hanging or draping.
- String lighting should not be visible from the street.
- Additional lighting of any type must be approved by line-of-sight neighbors.
- The lights may be required to be removed upon another homeowner's complaint to the A/L Committee and/or the sale of the property.

Notwithstanding a prior approval, if a condition exists or changes have come about which may be caused by any event, time or effect, which in the opinion of the majority of the A/L Committee must be remedied, corrected, altered, modified or eliminated, the Committee shall so notify the owner thereof and the owner shall comply with said notice. If the owner refuses in so complying with said notice, the CGTA Board of Directors shall have the right to perform said work specified in the Committee's notice to the owner and the cost of same shall be payable by the owner. The CGTA Board of Directors may impose fines for failure to comply with the association's CC&R's.

Approved by the Charbonneau Green Townhome Association Board of Directors.

Date: June 27, 2018