Board Policy: Holiday outdoor Decorations

Overview

Holiday decorations offer a wonderful opportunity for residents to share seasonal spirit. This policy is designed to facilitate these displays while respecting neighbors and preserving the community's overall aesthetic and integrity.

The Inside Wade holiday decoration policy is grounded in the community's governing documents. Relevant excerpts are provided below, followed by the specific regulations adopted by the Board.

Relevant sections from governing documents:

Inside Wade Covenants and Restrictions, Section 12.2

12.12 Seasonal or Holiday Decorations. Seasonal or holiday decorations (e.g., Christmas trees and lights, pumpkins, Easter decorations) shall be removed from each Unit within a reasonable period of time after such holiday passes. The Declarant during the Declarant Control Period and thereafter the Board has the sole discretion to determine what is a reasonable period of time for seasonal or holiday decorations to exist after the holiday passes and its determination shall be final. The Board shall have the right to require an Owner or Permitted User to remove seasonal or holiday decorations which create a nuisance in the reasonable judgment of the Board.

ARC, section 3.07

Appearance: Decorative or seasonal flags (such as American, State, seasonal, welcome, sports or college flags) are allowed and no application is required.

- Decorative Flags – Such flags are allowed, they shall not be offensive, in any way, to individuals or specific groups.
- Seasonal/Holiday Flags – Decoration may be put in place three weeks before the season/holiday and must be removed two weeks after the holiday.

ARC , page 3.11

"Temporary" holiday lighting generally does not require approval from the AC; however, such "temporary" lighting and any associated wiring must be removed within a reasonable period after such holiday. As a general rule, holiday lights should not be displayed earlier than Thanksgiving and must be removed no later than January 15.

Board Policy

The following policy is based on the governing documents.

General Guidelines:

1. The Board reserves the right to exercise reasonable judgment and require the removal of any decoration deemed a nuisance or offensive.
2. Residents may display decorations on their private property but are prohibited from placing items in common areas unless explicitly authorized by the Board.
3. To prevent damage and facilitate maintenance, Fall holiday lights should be installed on landscaping only after the final annual trimming (typically in October).
4. Political signage related to government elections is not classified as holiday decoration. Please refer to CC&R section 12.6 ("Signs") for applicable regulations.

Installation & Removal Timeline

Unless otherwise specified, all holiday decorations may be installed up to **three weeks prior** to the holiday and must be removed within **two weeks following** the end of holiday.

Exceptions:

1. Halloween decorations may be installed no earlier than October 1st, and must be removed **no later** than November 15th.
2. Winter holiday decorations (including, but not limited to, Christmas, Hanukkah, Kwanzaa) may be installed beginning November 15th and must be removed by January 15th.

If holiday decor is seen or reported on homes outside of these guidelines, a violation notice will be sent within 3 days to comply. A hearing will be held if the violation is not resolved, and fines can be imposed.

Thank you for your continued cooperation in maintaining the appearance of our Inside Wade Neighborhood.