

NEWBERRY CONDOMINIUM ASSOCIATION

POLICY RESOLUTION NO.03-01

HOLIDAY DECORATIONS

Whereas, Article III, Section 2, of the By-laws of the Newberry Condominium Unit Owners Association (" Association ") assigns the Board of Directors ("Board") with all of the powers and duties necessary for the administration of the affairs of the condominium and further states that the Board may do all such acts and things as are not, by the Condominium Act, or by the By- laws directed to be exercised and done by the Unit Owners Association; and

Whereas, Article III, Section 2 of the By- laws empowers the Board to adopt reasonable rules and regulations; and

Whereas, the Board in its discretion has determined that it is in the best interest of the Association to adopt guidelines for exterior Holiday Decorations.

NOW, THEREFORE, BE IT RESOLVED that the Board duly adopts the following Holiday Decoration guidelines:

Holiday Decorations

- A. Owners and residents may temporarily affix Holiday Decorations to the exterior of their units provided that they do not damage or alter the exterior common or limited common elements. No permanent fasteners such as nails or screws may be used on any exterior surface.
- B. All exterior decorations may only be installed thirty (30) days prior to and must be removed thirty (30) days after the Holiday event.
- C. Owners and residents that do not remove decorations within the allotted time frame will be subject to a rules violation charge of ten (10) dollars a day for a maximum of ninety (90) days for any offense of a continuing nature, imposed as an assessment against the unit owner's account.

/s/2C.-03D
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PRESIDENT