

SOCIETY HILL AT PISCATAWAY  
CONDOMINIUM ASSOCIATION

POLICY RESOLUTION # \_\_\_\_

RULES REGARDING HOLIDAY DECORATIONS

WHEREAS, Sections 5.11 of the By-Laws states that the Board of Trustees shall have and exercise all lawful powers and duties necessary for the property conduct and administration of a residential condominium project and may do or cause to be done all such other lawful acts and things as are required by law, by the Master Deed, by these By-Laws, or otherwise directed or required to be done or exercised by members of the Association or unit owners, or by others: and

Whereas, Article 4.11 of the By-Laws permits the board of Trustees to adopt reasonable rules and regulations which shall be in addition to and supplement the restrictions on the owners' use of the Common Elements as long as such Rules and Regulations are consistent with other governing documents of the Association; and

Whereas, Article 4.11 of the By-Laws requires each Member to comply strictly with the By-Laws and Administrative Rules and Regulations adopted pursuant thereto as either may be amended lawfully from time to time; and

Whereas, the Board deems it necessary and desirable to establish certain general rules and regulations for Holiday Decorations.

NOW, THEREFORE, BE IT RESOLVED that the following Rules and Regulations be and are hereby adopted:

1. Holiday lights, including white, multi-colored and/or blinking lights may be used on bushes surrounding each unit and any tree within 50 feet of a unit in accordance with the guidelines set forth in this resolution.
2. Any outdoor lighting must be UL rated for outdoor use and the cords may not cross any walkway or front entrance.
3. Lights and Decorations may be placed on the pillars as long as no permanent markings, holes or any other damage are made by mounting decorations.
4. Free standing decorations are permitted on the front porch area of units as long as these decorations do not block any walkways or front entrances and the placement of these decorations are in accord with the other Rules and Regulations included in this Resolution.

5. Free standing decorations are prohibited on balconies and common elements.'
6. Spot lights are permitted for the sole purpose of lighting the decorations on the front door. The spotlight must illuminate the door only.
7. Holiday Decorations are permitted on front doors provided that the decoration is not attached to the door in any manner that causes damage or permanent marking to the door.
8. Any and all holiday decorations must be removed within 15 days of the end of the Holiday, and may not be placed out more than 20 days in advance of the holiday.
9. In accordance with the By-Laws of Society Hill at Piscataway Condominium Association, failure to comply with the above regulations will be considered a violation. As such, the Covenants Committee, and or the Board of Trustees may impose fines, and or removal of the decorations at the unit owner's expense.

