IMPORTANT NOTICE

The Village Condominium Owners Association

Adopted Rules: BALCONIES AND PORCHES

At an Open Meeting on December 17, 2014, the Village Condominium Owner’s Association Board of Directors adopted new rules with respect to Balconies and Porches.

These new rules outline which items will be permitted on balconies and porches. Please refer to the attached list of items that are permitted and those that are not allowed on balconies and porches. Any item that is not on the list will not be permitted.

The new rules are effective January 1, 2015. Please keep this information with your other Village Condominium Owners Association rules documents.

Thank you
The Village Condominium Owner’s Association
Board of Directors
BALCONIES AND PORCHES

1. Balconies and decks ("balconies"), and ground-floor porches ("porches"), though reserved for the exclusive use of unit Residents, are nevertheless common areas subject to Association rules.

2. Permitted Items. Items permitted on balconies and porches are restricted to the following:
   - Bicycles (not hanging from ceiling)
   - Dog house, not taller than 24 inches
   - Holiday lighting (only during the Holiday season)
   - Hummingbird feeders (no bird seed)
   - Patio furniture
   - Potted plants and planters as described in 6 and 7 below
   - Propane or electric barbecue, if properly used and not creating a nuisance
   - Satellite dish, properly mounted
   - Small items, if not otherwise prohibited and not excessive in number
   - Sunshades and umbrellas as described in 12 below
   - Surfboard (not mounted to wall)
   - U.S. flags (properly displayed-not hanging from ceiling)

3. Unsightly Objects. Notwithstanding the forgoing, in no event shall unsightly objects be placed or stored on a balcony or patio where they may be seen by other Residents or by the public in general. In no event shall balconies be cluttered or unsightly.

4. Examples of items not permitted. Examples of items not permitted to be stored or left on display on balconies and porches include, but are not limited to, the following:
   - Animal kennels and cages
   - Antennas
   - Appliances
   - Attachments that alter the architectural appearance of the balcony railing
   - Bamboo walls and room dividers (or similar structures)
   - Banners
   - Bird feeders other than hummingbird feeders
   - Charcoal or other barbecues that require the use of lighter fluid
   - Flags other than U.S. flags
   - Holiday lighting not during an applicable holiday period
   - Hot tubs
   - Household furniture
   - Laundry and/or towels hanging off railing
   - Machinery and/or power tools
   - Mops
   - Open-flame devices such as exposed candles
   - Pet food and/or water containers
   - Pet litter boxes
   - Empty propane tanks
   - Rubbermaid-type storage containers and ice chests
Shopping carts
Tiki torches and/or fire pits
Uncoiled hoses
Wind chimes

5. Balconies and porches must be kept clean and the items thereon must be well maintained.

6. Planters, plant pots or other materials may not be attached or placed on top of the balcony railing at any time. The railing top must be kept free of any attachments whatsoever. You may install a planter or plant pots so they attach from the inside of the railing. You may hang a potted plant from the balcony joist so long as it is entirely contained in the air space above your balcony (along the inside of the railing). Hanging plants must be hung such that if they should fall, they will land on your balcony.

7. Over-watering of plants causes serious balcony damage. All plants on or above balconies and porches must be in watertight containers or in pots with plastic or glazed ceramic saucers underneath that prevent all water drainage and/or overflow onto the balcony. Residents are responsible for cleanup of plant-related debris. Residents must ensure that plant-related debris does not fall onto balconies and/or cars below. Runoff from watering of hanging plants must be captured in an appropriate container to prevent water damage to the balcony.

8. All items in contact with balconies or porch surfaces must be non-scratching and non-staining. Residents are liable for any damage caused directly or indirectly by items placed anywhere in the common area, including balconies and porches.

9. Food for pets or other feral animals may not be left outside any unit or anywhere in the common area, including balconies and porches.

10. Pet owners must keep their balconies and porches free from all animal waste. All droppings, urine, fur, and other animal-related materials must be removed immediately. Cat litter may not be used or stored on balconies or porches.

11. Pets may not be left on balconies or porches without direct adult supervision at all times.

12. Sunshades or other attached devices that change the architectural appearance of the building are not permitted. Sunshades, umbrellas, and other sun protection devices that are not attached to the building, that are entirely contained within the airspace of the balcony or patio, that do not block the view from any other unit, and that are only used during periods of high sun exposure are permitted.

13. Storage containers of any kind used on a continuous basis are not permitted.

14. Carpet and AstroTurf prevent the balcony surface from drying after rain and hasten the deterioration of the waterproof balcony surface. For this reason, carpet and AstroTurf are not allowed on balconies.