

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
720	RSOL		26802/22	11/04/1996	
Property-Street Address and/or Description					
SEE RECORD					
Grantors					
DEER HEDGE RUN CONDOMINIUM TRUST					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

**DEER HEDGE RUN CONDOMINIUM TRUST
POLICY RESOLUTION - EXTERIOR DISPLAYS**

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WHEREAS, the Board of Trustees of Deer Hedge Run Condominium Trust is empowered to adopt and amend rules and regulations covering the details of the operation and use of the Common Areas and Facilities of the Association pursuant to Article V, Section 1, subparagraph (xvii) of the By-Laws.

WHEREAS, there is a need to adopt a specific rule regarding the architectural integrity and displays on the exterior of a unit and/or building.

WHEREAS, it is the intent that this rule shall be applicable to all owners, tenants, residents, guests, or any others who visit or reside in any unit at Deer Hedge Run Condominium. This resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Trustees. This rule is **supplemental** to Rules #10 which read: "10. Holiday decorations. Wreaths or holiday door decorations are allowed. Seasonal flags, windsocks, pennants or outside lights are not permitted. **Therefore, wreaths or other holiday DOOR decorations are permissible without prior approval from the Trustees.** If a discrepancy is created or exists between this Policy Resolution and the Rules and Regulations of Deer Hedge Run Condominium Trust, this Policy Resolution shall override any such discrepancy.

WHEREAS, this resolution is effective upon signed approval by a majority of the Board of Trustees and that this resolution is retroactive to include all unit owners, tenants, residents, guests who currently have decorative items displayed on a unit or building.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules on items displayed on the exterior of a unit or building are as follows.

1. Any and all items to be displayed on the exterior of a unit or building requires the unit owner of same to submit an application to hang or display any such item to the Board of Trustees. Only after the written approval of such application from the Board or it's agent will the hanging or displaying of any item be permissible.
2. American flags are allowed, if flown in an appropriate place and on an appropriate flagpole in accordance with Federal Guidelines.
3. Holiday decorations related to winter holidays may only be displayed between November 15 and January 15 of any calendar year and only with the **PRIOR WRITTEN APPROVAL** of the Board of Trustees.
4. Outside lights are permissible only as winter holiday displays and only on shrubbery or trees immediately adjacent to the requester's unit. Lights must carry an approval rating for exterior usage and must be white in color and miniature in size. No other type is permissible. Blinking lights are not allowed. Light strings must be in a good working condition. Strings deemed unsafe will not be permitted.

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DEER HEDGE RUN CONDOMINIUM TRUST
POLICY RESOLUTION - EXTERIOR DISPLAYS
(continued)

- 5. Any item displayed on the exterior of a unit or building and in the common area WITHOUT PRIOR APPROVAL of the Board of Trustees is subject to removal and will be removed after written notification of intent. Unit Owner(s) of related display may also be liable for related fines and/or costs associated with written notification and removal, if necessary.
- 6. Applications for exterior displays must be received by the Association's managing agent at least seven (7) business days prior to a regularly scheduled monthly Trustee meeting. Unit owners will be notified in writing as to the status of their request after the monthly meeting. Applications must be completed on the appropriate form and include all of the information requested including, but not limited to a color photograph of the item to be displayed, exact location of displaying, as well as a description including approximate size and color of same.

Signed and sealed this 21ST day of October, 1996.

Betsy Wilson, Trustee as aforesaid and
not individually

James Macone

James Macone, Trustee as aforesaid and
not individually

Katherine B Thorp

Kathy Thorp, Trustee as aforesaid and
not individually

James Daughtry

James Daughtry, Trustee as aforesaid and
not individually

David Scimone

David Scimone, Trustee as aforesaid and
not individually

Middlesex, S.S.

October 21, 1996

Then personally appeared the above-named Betsy Wilson, James Macone, Kathy Thorp, James Daughtry and David Scimone as they are the duly authorized Board of Trustees of the Deer Hedge Run Condominium Trust and acknowledged the foregoing instrument to be their free act and deed, before me.

Cindy A. Tarry

Notary Public
My Commission Expires: 1/8/99