

# **RIVER OAKS HOMES ASSOCIATION, INC.**

205 Hanover Drive  
Shreveport, LA 71115

## **Holiday Display Permit**

Individual property owners own only the property encompassed by their townhouse foundation and carport/parking/garage spaces. All other property, including landscaped and grassy areas in the subdivision are owned by River Oaks Homes Association, Inc. as commonly owned spaces for the use and enjoyment of all property owners.

This permit is issued to the undersigned property owner, and if applicable, tenant, in the River Oaks Townhouse development on the date listed below, under the following terms and conditions:

1. Holiday displays shall be displayed no sooner than fifteen days before any holiday, and shall be taken down no later than seven days after said holiday. Any displays remaining after the permitted period may be disassembled and discarded by River Oaks Homes Association, Inc. with the property owner responsible for the expenses incurred.
2. Holiday displays are limited to the area immediately in front of the permitted townhouse, or if an end unit townhouse, to the area immediately beside the permitted townhouse. No display shall encroach or block a sidewalk that accesses other homes or any portion of a street.
3. Holiday displays shall not cause an annoyance or disruption to neighboring homes, such as lights that shine in nearby homes, or sounds that disturb nearby homes.
4. Holiday displays shall be wholesome in their content, suitable for viewing by children.
5. Holiday displays using electrical accessories such as lights shall conform to exterior safety guidelines by using electrical cords and equipment rated for exterior use with a ground fault interruption (GFI) device installed on all electrical lines to the display.
6. Holiday displays shall be safe and present no hazard to the subdivision residents or the public, such as sharp edges, trip hazards, or unsecured displays that could fall and cause injury.
7. If any holiday display is found to present a danger to the subdivision residents or the public, then the property owner shall immediately remedy the unsafe condition upon notification by River Oaks Homes Association, Inc., or by the property management. River Oaks Homes Association, Inc. or property management reserves the right to intervene with, or to remove the display to remedy any unsafe condition, for example disconnecting an unsafe electrical supply, or removing a hazardous display. River Oaks

Homes Association, Inc., or property management shall not be held responsible for damages to a holiday display caused by remedying an unsafe condition, or removal of the display.

8. Property owner shall be responsible for lawn care on portions of grassy area on which the display is erected during the permitted display period.

9. Property owner shall be solely responsible and liable for any damages or personal injuries caused by a permitted holiday display, including indemnifying and holding harmless River Oaks Homes Association, Inc. from all claims for damages or personal injury caused by their display.

10. River Oaks Homes Association, Inc. shall not be responsible for any damage or theft of any permitted holiday display.

11. Property owner shall submit a copy of property liability insurance before issuance of holiday permit.

12. In the case of a tenant occupied home requesting a holiday display permit, both the property owner and tenant shall sign the permit and be jointly responsible for the display. The tenant shall additionally submit a copy their rental liability insurance coverage before issuance of the holiday permit.

Permit application date: \_\_\_\_\_

Signature of Property Owner:

Property Address:

\_\_\_\_\_

\_\_\_\_\_

(Print Name) \_\_\_\_\_

Signature of Tenant (if applicable)

\_\_\_\_\_

(Print Name) \_\_\_\_\_

Description of Display: \_\_\_\_\_

\_\_\_\_\_

Will display have electrical service: \_\_\_\_\_

**Approval by Property Management:** \_\_\_\_\_, Date: \_\_\_\_\_

