

Sewickley Heights Manor Homes Association Outdoor Decorating Policy

Sewickley Heights Manor is a planned residential community with an integrated design of Tudor-style buildings, grounds and roadways. Property values and attractiveness of the Manor depend on maintaining architectural and landscape continuity throughout the community. Outdoor decorations greatly influence this continuity and shall be monitored jointly by the Landscape Committee and Architectural Control Committee. If the outdoor decoration being reviewed by the committees is owned by a member of one of the two committees, he or she must abstain from voting.

This Outdoor Decorating Policy is written in accordance with the Sewickley Heights Manor Homes Association's General Regulations Governing Buildings and Grounds. Within this policy the term "Owner's grounds" refers to the grounds located within the Owner's lot on which his/her unit is located. This is a strip of land usually less than 3 feet wide which runs along the outside walls of an Owner's unit. The term "Manor grounds" refers to all areas beyond the Owner's lot and includes private roadways.

Throughout the year, including holiday seasons:

- Decorations are to be of such a size, quantity, appearance, and juxtaposition that they would be considered to be harmonious with, and non-disruptive to, neighboring units.
- Decorations must be portable and removable without damaging units.
- Decorations are permitted only on an Owner's grounds. Decorations are not permitted on neighboring Owners' grounds unless the neighbors have coordinated an arrangement.
- Decorations are not permitted on Manor grounds. The exception is the Owner's lamppost.
- Decorations cannot interfere with sidewalks, doorways or driveways.
- Decorations cannot interfere with landscape maintenance work including snow removal.
- Inflatable yard decorations are not permitted on Owner or Manor grounds.
- Window boxes are not permitted. The exception being for the few duplex units in the Manor having a window box on the window directly above the garage door original to the unit.
- Artificial flowers are not permitted on Owner or Manor grounds.
- Decorations with sound effects are not permitted on Owner or Manor grounds.
- Decorations are not permitted on roofs.
- Permanently installed lighting is not permitted on Owner or Manor grounds or buildings.
- Awning or umbrella lighting must be turned off by 11:00 PM.

Holiday seasonal decorations:

- Holiday seasonal decorations including decorative string lights are permitted from 3 weeks prior to the date of the holiday and must be removed by the second weekend after the holiday.
- Decorative string lights are only permitted for holidays.
- Decorative holiday string lights are permitted on Owner's decks, around Owner's doors and windows, and on an Owner's lamppost, but not along the building roof line.
- Only decorative holiday string lights are permitted to be hung from bushes or trees located within an Owner's grounds.
- Holiday lights must be turned off by 11:00 PM.

Safety tips for decorations:

- Unplug all lights before leaving home or going to bed.
- Use only lights rated for outdoor use, with no exposed wiring.
- Do not overload electrical circuits.

APPROVED BY SHMHA
BOARD OF DIRECTORS
12/10/13
DATE