

**ARBOR RIDGE HOMEOWNERS' ASSOCIATION (ARHOA)
POLICY REGARDING OUTDOOR DECORATIONS
AND MODIFICATIONS TO EXTERIOR APPEARANCE**

Section 11.1 (b) (iii) of the Covenants of Arbor Ridge Homeowners' Association discusses modifications to the exterior appearance of Arbor Ridge condos, and specifies that any changes require permission of ARHOA. The Board of ARHOA has decided that it would be useful to provide guidance concerning outdoor decorations and modifications to exterior appearance of Arbor Ridge condos. This policy provides guidance on which decorations are permitted and which modifications require advance approval by the Board of ARHOA.

Any new fixtures affixed to a condo building or other permanent exterior changes require advance written approval by the Board of ARHOA. Examples of such changes are new outdoor lighting fixtures, hand rails, or changes in sidewalks.

Temporary seasonal yard decorations (such as Christmas, Thanksgiving, Halloween) are permitted if they meet the following guidelines:

1. Height may not exceed 4 feet and width 2 feet for each decoration.
2. All decorations are limited to the porch and planting bed areas.
3. No balloon type decorations are permitted.
4. Decorations should be in good taste.

If a homeowner has questions about the guidelines, she or he may contact our property management firm or a member of the Board of ARHOA.

No signs or window displays are permitted except the following:

* For Sale signs not larger than 6 square feet

* Name plates or signs not larger than 9 inches square

No flags may be displayed other than the American flag. American flags should be displayed on mounts attached to the wall near the garage door. (No ARHOA approval is required to install such mounts.)

Any changes requiring ARHOA approval should be requested in writing using the Request for Approval form located on ARHOA's web site. This form may be printed from the web site, or it may be obtained from our property management firm's office.

The purpose of this policy is to help assure the continued attractive appearance of the Arbor Ridge neighborhood which is important to maintain the property values of Arbor Ridge condos.

This policy was approved by the Board of ARHOA on October 16, 2017.