

**ASSOCIATION OF UNIT OWNERS OF
TANGLEWOOD HILLS CONDOMINIUMS**

Resolution of the Board of Directors

DECK AND ENTRANCE POLICY

RECITALS

WHEREAS:

1. Article 4, Section 4.2 of the Bylaws vests the Board of Directors with the power to exercise, for the Association, all of the powers and duties necessary for the administration of the affairs of the Association;

2. Article 4, Section 4.3.8 of the Bylaws empowers the Board of Directors to adopt and modify rules and regulations governing the conduct of persons and the operation and use of the units and common elements, as it may deem necessary or appropriate, in order to assure the peaceful and orderly use and enjoyment of the condominium property;

3. Article 7, Section 7.5 of the Bylaws provides for regulations of the appearance of the Condominium buildings, Section 7.6 provides for the appearance of and activities on decks, and Section 7.15 provides that rules and regulations concerning other use of the Condominium property may be made by the Board of Directors;

4. For the benefit and protection of the Association and of the individual owners, the Board of Directors deems it necessary and desirable to establish a policy regarding the appearance of decks, landings and entryways to each Unit and to ensure that its provisions bind owners, tenants, guests and other users and to promote a peaceful community. The Board of Directors has determined that all decks are considered unsafe for use at this time, although they acknowledge that decks are being used by residents and homeowner, nonetheless, this resolution is important to the continuing viability of the Tanglewood Hills Condominiums as part of the Mountain Park Community. The Mountain Park Homeowners Association has complained directly to the Board of Directors about the appearance of the decks and entryways under their own CC & Rs and have threatened action if their complaints are not addressed.

RESOLUTION

LET IT BE RESOLVED THAT:

- I. Plants, pots or solid-based objects are allowed on decks and patios, subject to the following:
 - i. Pots, planters or solid-based objects may be used in wooden balconies provided that said objects are raised above the surface with a plant stand or saucer designed for that purpose so that water does not accumulate under them.
 - ii. Plant containers may be hung to display plants on the inside of the railing, but not on the outside.
 - iii. Plants and/or trees placed in pots on a deck may not be heavier than the deck can support and, for lower units with an upstairs neighbor, any such plants may not touch the floor of the upstairs deck.
 - iv. Plants in containers cannot be placed on a deck or patio that poses a fire risk.
- II. Only furniture intended and designed for outdoor use may be allowed on decks and patios.
- III. Barbecue grills are allowed on decks and patios, subject to the following:
 - i. Unit owners must ensure that grills are properly stored, covered and maintained.
 - ii. Turkey fryers, smoker grills, open flame pits or containers and any other unsafe cooking apparatus are not permitted.
 - iii. Spent charcoal shall not be dumped on the deck, patio or in the common areas. It shall be cooled and then disposed of in a garbage receptacle.
 - iv. A fire extinguisher is required to be placed on all decks and patios and within easy reach for all decks and patios that have a barbecue.
- IV. The following items are permitted on landings and entrances to units:
 - i. Doormats.
 - ii. Plants in containers, as long as they do not interfere with traffic patterns or pose a safety risk.
- V. Any damage done to the deck or patio surface or to siding will be repaired at the Unit owner's expense.
- VI. Only fencing or screening designed for children's safety, such as One Step Ahead No Climb Deck Guard is permitted on balconies until the decks are brought up to code. The following items are not allowed on decks, patios, stairwells, entrances or landings but are not limited to:

- i. Jungle gyms, swings or large children's toys.
 - ii. Sports equipment, basketball hoops or other sports apparatus.
 - iii. Bicycles may not be hung.
 - iv. Hazardous or toxic materials.
 - v. Blue or silver tarps
 - vi. Garbage or storage containers with the exception of bench style storage containers that are shorter than the height of railings.
 - vii. Tools, equipment or building materials.
 - viii. Furniture not designed for outdoor use.
 - ix. Signs, plaques, etc.
 - x. Planters containing dead plants.
 - xi. Bird feeders that do not have a saucer or other mechanism to catch spent or tossed seeds or the liquid from a hummingbird feeder to ensure that the seeds or liquid does not end up on a lower deck.
 - xii. Clothing, towels, rugs, and other such materials shall not be draped over the deck or landing railings.
 - xiii. Fireplaces, chimineas, and torches.
 - xiv. Work benches.
 - xv. Hot tubs.
 - i. Waterfalls or other water features.
 - ii. Any other item that the Board deems inappropriate.
- VII. No awnings are allowed without permission of the Board of Directors.
- VIII. Cigarette ash and butts shall not be tossed and dumped onto the deck. All cigarette ash and butts shall be contained while on the deck and properly disposed of.
- IX. The Board may, from time to time, determine additional restrictions as they may be required.
- X. Violations of the above may result in imposition of fines by the Board pursuant to the *Schedule of Fines* previously enacted by the Board
- XI. A copy of this Resolution shall be sent to all Owners at their last known address.

Dated this ____ day of February, 2007.

ATTEST:

Babe O'Sullivan, Chairperson,

Board of Directors

Lauranell Scarfo, Secretary
Board of Directors