

DATE:



MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5255 CYPRESS COURT • ORLANDO, FLORIDA 32811-3093 • (407) 648-9333

ATTENTION: Correct violations at bottom of page

HOLIDAY/SEASONAL DECORATIONS REGULATIONS

The Association rules state that no changes are permitted to be made which will change the outward appearance of a building, and that nothing is to be attached to a building (overhang, shingles and walls). However, the Association respects the desire of residents wishing to decorate the exterior of their unit in order to celebrate holidays. Decorations will be permitted for specific periods of time with limitations to ensure that costly damage does not occur, or warranties for exterior building components are not voided. Decorations should be in good taste and fitting with the holiday/season. The Board of Directors have final say as to what is considered appropriate. Please abide by the following guidelines or you will be required to remove the decorations and will be financially responsible for any damage.

HOLIDAY/SEASONAL CALENDAR – DECORATION TIMEFRAME

- **Easter** – Weekend before holiday to the Saturday after
- **Independence Day (July 4th)** – Saturday before the holiday to Saturday after
- **Halloween (October 31st)** – October 1 to Saturday after the holiday
- **Thanksgiving**– Saturday before the holiday to Saturday after
- **Christmas**- Saturday before Thanksgiving to January 10

RULES TO FOLLOW

- The balcony and railing may be used for this purpose. Any fastener that is used cannot penetrate or damage the metal railing and must be removed with the decorations.
- Large decorations or inflatables ARE NOT permitted on balconies due to possible abrasion damage to the building.
- Patio trees and shrubs may be used for this purpose but decoration cannot extend beyond the patio perimeter.
- Decorations and/or lights may be installed on the interior side and top of the fence. They CANNOT extend to the exterior of the fence, bushes, or anywhere in the common areas. (Exception: decoration is permitted on the exterior of the wooden gate/door only and only during the approved dates)
 - Use only fasteners which will not damage the wooden fence
 - Electrical cords must be protected and properly rated for outside use.

CORRECTIONS REQUIRED

Please immediately remove any items checked or notated below.

- Decorations and/or lighting cannot be attached to the building exterior wall.
- Decorations and/or lighting cannot be attached to the shingles/siding or the overhangs.
- Decorations and/or lighting are not permitted on the exterior side (excluding gate) of the wooden fence
- Inflatables or large decorations are not permitted on balconies or within 2 feet of building.
- Decorations are not appropriate and should be removed.

If not corrected in one (1) week, the association will arrange to remove and dispose of them at owner's expense.

Thank you for your time and attention,

Keith R. Kiebzak, CAM

Association Manager for the Board of Directors

Revised and Approved by BOD 2/21/23