

IX. MAINTAINING YOUR UNIT EXTERIOR

FRONTAL PROPERTY DISPLAYS (FPD) REPLACES YARD DECORATIONS, LIVING UNIT HANDBOOK, PAGE 19

The following rules and regulations have been approved by the Olympia Board of Trustees and become a part of our Protective Covenants by virtue of the authority and responsibility granted the Board of Trustees in the Covenants and Restrictions and the Code of Regulations. Effective October 14, 2013, these rules and regulations govern only the area of the living unit considered to be frontal property and/or viewed from the street by other residents.

Application of these rules and regulations is the responsibility of each and every Olympia resident with the assistance of the Architectural Review Committee and possibly the Landscape Management Committee as needed. Enforcement of these rules and regulations is the responsibility of the Board of Trustees as per the Enforcement procedures adopted on April 24, 2013 entitled, "Procedure for Handling Violations of Outdoor Structure Regulations."

These rules and regulations will benefit our community and help to maintain our property values. To resolve any alleged violations, we recommend the following:

1. If you feel comfortable, talk to your neighbor/resident regarding an alleged violation.
2. However, should this not resolve the alleged violation, write a communication to the Architectural Review Committee (ARC) that is signed, and dated regarding the alleged violation to determine if they can resolve it.
3. If the ARC cannot resolve the alleged violation, the complainant's communication will be forwarded to the Board noting the ARC's actions and request direction or a recommendation to move forward with the Board's enforcement procedures. This communication will be kept confidential.

A. Decorations for Seasons, Holidays or Special Events
Seasonal decorations (winter, spring, summer, fall) are to be displayed only during the season

Winter Holidays-No earlier than mid-November, to be lit no earlier than Thanksgiving Day.
Remove no later than January 15th, weather permitting

Other Holidays-No earlier than 14 days prior to holiday Remove within seven (7) days after the holiday

Family Events (weddings, anniversaries) - Day of event only

Special Events-with the approval of the Architectural Review Committee

Inflatable displays of any kind are prohibited, except balloons on the day of the event

B. American Flag

Recommended maximum size of 3 feet by 5 feet; displayed on a flag staff mounted on the front of the structure or mounted flat against a stationary wall

Free standing flag poles are not permitted

Must be displayed in accordance with standard flag guidelines (Federal Flag Code, Public Law 94344)) for the display and use of the American Flag by civilians (www.ushistory.org/bestsy/more/)/displayonly) or available at Clubhouse Receptionist Desk, right hand file drawer

Small American flags embedded in the ground are permitted on national holiday weekends

A deteriorated, stained or torn flag must be removed

C. Other Flags

Only one other flag/banner, such as a military service, school or seasonal flag may be displayed in addition to the American Flag

Maximum size of any flag is 3 feet by 5 feet

Located close to the front door or on a flag staff mounted on the front of the structure

Free standing flag poles are not permitted

D. Display of Sport Team Flags and/or Emblems

During the season of the sporting event

E. Ground Based Planters Containing Live Plants

May be placed on driveway, on river rock or within a planting bed

Cannot interfere with landscape maintenance

F. Hanging Planters Containing Live Plants

Limit to three per front yard; must be well maintained

Cannot interfere with landscape maintenance

G. Artificial Flowers/Plants

Artificial flowers/plants are discouraged. However, if they are displayed, they should be seasonal, blend with the Olympia natural appearance and removed when faded or tired looking

H. Name Plates

No larger than 18 inches in length, placed on either side of garage door

I. Address Numbers

Address numbers shall be uniform. Address numbers, other than those originally installed by

the Developer, are not permitted

Addresses are permitted on curbs consisting of a rectangle of white reflective paint. When the white paint is dry, black numbers, a minimum of four inches, may be painted using stencils

J. Plaques and/or Emblems on the Front of the Structure

Display to blend with the natural appearance of the Olympia community

K. Statues (three-dimensional form or likeness sculpted, modeled, carved, or cast in material such as stone, clay, wood or bronze)

Limited to two (2) per property

Maximum size of two (2) feet in height

Placement cannot affect mulched areas or landscape maintenance

L. Wind Chimes

Close proximity to front door unless objected to by a neighbor who determines placement a nuisance

M. Signs

Political signs of any kind are not to be displayed from the property whether they are in the yard, on the structure or through a window

Contractor signs, not to be placed prior to the start of any work, may be placed in planting beds during the work and for one week after the completion of the work

One professional quality real estate, "For Sale" or "Pending" sign may be placed in the front of the structure, not to exceed more than five (5) square feet; and a "Sold" sign may be displayed once the sale is confirmed for a maximum of two weeks after the transfer

Security system signs, not exceeding the height of (3) three feet, may be installed in the front of the structure Corner lots may have them installed in the front or street side.

N. Wreaths

Holiday/Seasonal wreaths may be displayed on the front of the structure in close proximity to or on the front door

Holiday/Seasonal wreaths may be displayed on the garage wall facing the street or on or around the lights as long as they do not obstruct the lights

Refer to A. for removal regulations

O. Lights on Front of Garage

This light constitutes our street lighting system and must be maintained for the safety of our

residents. Blinking or colored lights are not permitted due to safety requirements

P. Wildlife Structures

Bird houses, feeders or baths; squirrel feeders; deer feeders or other structures that attract wildlife are prohibited

Q. Corner Lots

Discretion must be used in patio displays due to public viewing

Corner lots with patios that can be viewed from the street should follow the same Frontal Property Rules and Regulations as non-corner lots

R. Clarification of Frontal Property Display Rules and Regulations

Any resident may submit a written, signed and dated request to the Architectural Review Committee seeking clarification of a rule or regulation before installing a display or when requesting a violation review of any frontal property display in Olympia

Dated: 10/08/13