

BOARD PROPOSED CHANGES TO RULES AND REGULATIONS AUGUST, 2026

9. EXTERIOR DECORATIONS

It is not the intent of the Board of Directors to prohibit anyone from enjoying their condominium. That being said, it should be pointed out that there shall be some conditions or restrictions on exterior decorations.

There shall be no exterior decorations that require fastening to the building itself with the exception of an American Flag holder on the garage.

All exterior seasonal (fall, winter, spring, summer) decorations must be confined to the unit's limited common area of patio/deck and entrance, or the mulched area surrounding the unit, and are not to be displayed for an unreasonable length of time. ~~Such~~ *Any* decorations must be in good taste, good repair and not offensive. *Decorative items include, but are not limited to, items such as statues, figurines, bird baths, ornaments, globes, low-voltage non-flashing non-rotating decorative hanging lights, wind chimes, spinners, garden decorations and similar personal decorative objects. Such items shall be limited to a total of 7 items per unit. No decorative items may be hung from any tree.*

Thanksgiving, Christmas, Hanukkah and Kwanzaa decorations may not be put up until one week prior to Thanksgiving, and must be removed no later than January 10th.

Other holidays: decorations may be displayed one week prior to the holiday to one week after the holiday.

Any holiday light display must not be so bright as to interfere with or shine into your neighbors' unit(s) or in any way disturb your neighbors.

Any damage resulting from the installation of decorations will be the responsibility of the Unit Owner.

Neither the Owners Association nor the lawn care provider shall be responsible for any damage or destruction of any yard decoration unless such damage or destruction is proven to be deliberate on behalf of the Association or the lawn care provider. *When notified by the Board, all exterior decorations and potted plants will need to be temporarily removed during the re-mulching process.*

10. **EXTERIOR LIGHTING** (Reference: Bylaws Art. 5, Section 14; Declaration #4C)
Any change to exterior lighting shall be pre-approved by the Board of Directors including color and intensity of lightbulbs and replacement of fixtures.

Low voltage, non-flashing, non-rotating, lighting is permitted but should be downward facing, soft and subdued. Such lighting can only be placed in the mulched area surrounding the unit, may not interfere with lawn mowing or yard maintenance, and must be properly maintained. Any damage resulting from the installation of the low voltage lighting will be the responsibility of the Unit Owner.

No decorative or any kind of item may be placed over any outside lighting fixture(s) at any time.

17. **MULCHED AREA SURROUNDING UNITS**

The Association will hire a vendor each year to weed the mulched areas surrounding each unit, trim the shrubbery, and refresh mulch as needed.

In addition to the plants that were planted by the builder or association, owners may plant bulbs, annuals or perennial flowers within the mulched areas adjacent to their unit and under their deck as long as their height does not exceed 4 feet. They must be cared for and maintained by the owner (not the vendor contracted to weed and trim shrubbery) with dead or dying flowers promptly removed, and the plantings must not interfere with lawn mowing or snow removal activities. When a unit is listed for sale, these owner-added items must be noted in Real Estate Condition Report as an exception under the Rules and Regulations of the Briarwood Owner Association. The buyer must either accept these plantings before the final sale or the seller must remove them before the sale is completed. The Association Board of Directors must receive a copy of this agreement at the time of the property transaction.

If a Unit Owner desires to plant shrubbery, they must request permission from the Board of Directors via the request form.

Vines, trellises and other items that attach to the building unit are not permitted. Natural brown wood mulch only may be used around units and trees/shrubbery.

Storage of any items in the mulched areas is not permitted. Hoses and hose keepers are permitted in the mulched areas, but should be hidden behind the shrubbery if possible.

18. NOISE

Each resident is entitled to the quiet enjoyment of his/her home. The sound level of radios, stereos, TVs, ~~wind chimes~~, motorized equipment, etc. should be governed by common courtesy and consideration for one's neighbors. Please bear in mind that noises may be objectionable to your neighbors. If your neighbor(s) are bothered by the noise-making item, the expectation is that a solution will be found among/between neighbors. If a solution cannot be agreed to, please send an email to the Board of Directors as per Section D. of this document.

Wind chimes, bells or similar sound-producing devices are not permitted to be hung anywhere in the Limited Common or Common areas.

20. OUTDOOR GRILLS/SMOKERS

One outdoor gas or charcoal grill/smoker per unit is allowed on the unit's limited common area of patio, deck or driveway, but not on the mulched areas, front sidewalk or front stoop. It may not be placed near the siding, under the overhang, or next to the wood railings when it is hot. When in use on the patio or deck it must be placed at the farthest point away from the unit.

It is highly recommended when using a charcoal grill to use an ash bucket to safely dispose of hot coals and ashes.

A working fire extinguisher must be nearby when the grill is in use.

28. SIGNAGE (Reference: Bylaws Article V, Section 12(g))

No signs, including but not limited to signs advertising sale or rental of units, shall be allowed in the common elements, limited common elements or units, except as specifically authorized by the Board of Directors. ~~The only exception to this is that as long as the Developer still owns property in Briarwood, the Developer may display signs as needed to market the property.~~

SECTION E. POLICY ON REIMBURSEMENT OF WATER FOR IN-GROUND SPRINKLER SYSTEM

Owners whose building's in-ground sprinkler system is connected to their individual water meter will be reimbursed at least annually by the Association. The reimbursement will cover excess water usage attributed to the sprinkler system during active quarters. This amount will be calculated based on the owner's average water usage during quarters when the sprinkler system is not in operation. It will be the individual owner's responsibility to provide the meter reading, usage, and charge data each quarter from their Village of Caledonia quarterly utility bill to the Board. Data not received in a timely manner will delay reimbursement.