

TUSCANY VILLAGE COMMUNITY ASSOCIATION

**Article IV USE RESTRICTIONS 4.4 Other Use Restrictions 4.5 I. Maintenance of Lots and Improvements. (iii)
Rule Regarding All Exterior Colored Lights and Decorations**

The Tuscany Village HOA Board has decided to exercise its right to interpret:

“Article IV USE RESTRICTIONS 4.4 Other Use Restrictions 4.5 I. Maintenance of Lots and Improvements. The Owner of any lot in the Development shall at all times maintain the lot and any improvements situated thereon in such a manner as to prevent the lot or improvements from becoming unsightly and, specifically, such Owner shall: (iii) Prevent the existence of any condition that reasonably tends to detract from and diminish the aesthetic appearance of the Development.”

Exterior colored lighting i.e.: blue lights, green lights, red lights, etc. is not in uniformity or in harmony with the aesthetic appearance of the Development. The exterior of the home should be substantially the same material, colors, lighting, etc. Exterior lighting, which is a part of the original structure may not be altered or changed. The determination thereof by the Board shall be binding on each and all such owners/tenants/residents.

The HOA Board deems that any/all exterior colored lighting and decorations is not allowed to be displayed at any time except during Seasonal Holidays.


Seasonal Holiday Lights and Decorations are subject to the following:


1. Christmas colored lights and decorations may be displayed December 1st – January 15th. All Christmas colored lights and decorations must be taken down no later than January 15th.
2. Colored lighting and seasonal decorations falling outside the above dates may be displayed one (1) week prior to the holiday and up to one (1) week after.


Displaying of exterior colored lighting and decorations at any other time will be a violation of Article IV USE RESTRICTIONS 4.4 Other Use Restrictions 4.5 I. Maintenance of Lots and Improvements. (iii)

The HOA Board may promulgate, adopt, amend or modify any reasonable rules and regulations, not inconsistent or contrary with the provisions of the CC&R's, under Article V Section 5.8 Powers of the Association.

If you have exterior colored lighting and/or decorations outside the above determination, then it is in violation.

 Date: 12-27-17
 Dan Swidron HOA President

 Date: 12-27-17
 John Cangany HOA Treasurer

 Date: 12-27-17
 Alan Coppinger HOA Secretary