

TALL PINES RANCH

House/Yard Decoration Policy

Tall Pines Ranch Covenants do not cover holiday house and yard decorations individually. However, Paragraph 22 covers Refuse and Rubbish and states: . . . No trash, litter, junk, equipment, boxes or other such items shall be permitted to remain exposed upon any Lot and visible from public streets or from other Lots within the subdivision.

As stated in the Bylaws section 4.4, “the Board of Directors shall be empowered and shall have the duties – “to administer and enforce the covenants.”

The board will not define holiday lights used as decorations as Refuse and Rubbish. The removal of lights will be at the discretion of the home owner and when deemed safe.

The board will define yard decorations as Refuse and Rubbish two weeks after the relevant holiday, or after 1 February for Christmas yard decorations.

Based on case law and advice of legal counsel, the Board is authorized to grant a limited waiver for extraordinary circumstances or situations.

A waiver request must be submitted to the Board by the legal owner, in writing. The request must include the reason for the request, the time frame being requested and any additional information that would impact the Board’s decision and conditions relevant to the waiver request.

The Board will be the sole determinant to interpret “extraordinary” and whether or not to grant a waiver. The Board will retain the right and power to withdraw or revoke a waiver, anytime they feel conditions warrant.

The Board asks your cooperation and notifications (phone call or email) when circumstances arise that may be perceived to be in violation of the Covenants.

The Board has adopted a Resolution regarding this Policy dated 15 July 2015.