

FAIRWAYS OF CROOKED TREE HOME OWNERS ASSOCIATION
ADMINISTRATIVE RESOLUTION ADOPTING EXTERIOR ADORNMENT
POLICY

WHEREAS, Fairways of Crooked Tree Home Owners Association (“Association”) is the entity that administers Fairways of Crooked Tree Subdivision (“Subdivision”) and it acts through its Board of Trustees (“Board”); and

WHEREAS, Article VI, Section 6.1.5 of the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Fairways of Crooked Tree (“Declaration”) prohibits all signs of any kind or character except for one temporary real estate sign as provided in more detail in that Section; and

WHEREAS, Article VI, Section 6.1.2 of the Declaration prohibits noxious, offensive, or nuisance activity upon any Lot which may interfere with the quiet enjoyment, comfort, and health of occupants of adjacent neighboring Lots; and

WHEREAS, in accordance with its authority under the Declaration and Ohio law, the Board desires to adopt standards clarifying the items that constitute prohibited “signs” and delineating the items that qualify as exterior seasonal, holiday, and yard décor rather than signs, as well as provide standards governing the display of such décor so that they do not become a nuisance or interfere with the quiet enjoyment, comfort, and health of occupants of adjacent neighboring Lots;

NOW, THEREFORE, the Association, through its Board of Trustees, hereby adopts the Exterior Adornment Policy contained below:

[See attached Exterior Adornment Policy following signature page]

Adopted this 10 day of April, 2023 by the following Trustees:

By: _____ By: Lori Couderc President
Vice President

By: Benjamin T. May By: _____ Secretary
Treasurer

By: DhM
Member at Large

EXTERIOR ADORNMENT POLICY

I. Signs and Flags

A. Signs on Lots are prohibited by the Declaration, except that Owners may place on their Lot one sign of not more than four square feet advertising the property for sale. Because the Declaration prohibits the display of signs on a Lot, this prohibition also applies but is not limited to the following:

1. A sign in the window of a home;
2. A sign applied to a driveway, sidewalk, or the side of a home with any type of temporary or permanent media (paint, chalk, marker, etc.);
3. An emblem or sign projected onto the house via lighting in the yard;
4. A sign with any type of content that conveys a message, except for items that qualify as “Seasonal, Holiday, and Yard Décor” as described below;
5. Any other creative way of displaying a sign that would attempt to skirt the application of Article VI, Section 6.1.5 of the Declaration.

B. Flags constitute signs and are therefore prohibited, except for those that are protected by law. The flags that are protected by law are as follows:

1. U.S. Armed Services flags;
2. Ohio State flag;
3. MIA/POW flag;
4. U.S. flag displayed according to official federal protocols.
 - a. “U.S. flag” means that only the official flag of the United States of America, with 13 alternating red and white stripes and with a blue field containing 50 white stars, is permitted. No iterations or altered U.S. Flag of any type may be displayed. This includes but is not limited to images that overlay the U.S. Flag and stripes of any color other than red and white.
 - b. “displayed according to official federal protocols” means that U.S. Flags may be displayed only in accordance with any of the following:
 - i. the patriotic customs set forth in 4 U.S.C. 5-10 and 36 U.S.C. 902;
 - ii. the recommended flagpole standards set forth in “Our Flag,” published pursuant to S.C.R. 61 of the 105th Congress, 1st Session (1998);
 - iii. any applicable federal law;
 - iv. a proclamation of the President of the United States or the Governor of Ohio;
 - v. a section of the Ohio Revised Code; or
 - vi. a local ordinance or resolution.

C. Specific flags and signs that qualify as “Seasonal, Holiday, and Yard Décor” defined and described below are not deemed to fall within the sign prohibition of the

Declaration.

II. Seasonal, Holiday, and Yard Décor

- A. “Seasonal, Holiday, and Yard Décor” is defined as any art, decoration, display, or ornamentation that is displayed on a Lot for the purpose of recognizing a weather season, a recognized holiday, a sports team, a child's extracurricular activity, or as specifically described below to create a typical aesthetic of a safe and friendly suburban neighborhood.
- B. The sign prohibition contained in the Declaration does not apply to “Seasonal, Holiday, and Yard Décor” as provided herein.
- C. In accordance with the above, “Seasonal, Holiday, and Yard Décor” includes but is not necessarily limited to the following as context requires:
 1. Flags and signs that are solely decorative and professionally crafted and that correlate to one of the four weather seasons, a recognized holiday, a child's extracurricular activity, or a sports team, but only up to three total;
 2. Small professionally prepared signs indicating that the home is protected by a security system and/or contains a warning of a dog;
 3. Temporary yard decorations, such as blow-up letters or a sign displayed on a lawn, for the purpose of celebrating a special occasion such as a birthday, new child, or graduation;
 4. Decorations and wreaths that correlate to a weather season or a recognized holiday, “welcome” signs, holiday lighting (including holiday light projections onto the house), and typical garden enhancements such as birdbaths and small statues.
- D. To avoid violating the nuisance prohibition of the Declaration and applicable laws, all Seasonal, Holiday, and Yard Décor must be in good taste (which is defined as nothing that a reasonable average person would consider lewd, horrific, shocking, discriminatory, vulgar, or disturbing; e.g. lawn jockey statues; items of a sexual nature; items illustrating, glorifying, or encouraging violence; etc.), good condition, and appropriate for the weather season and/or holiday during the time they are displayed. The Association reserves the right to require removal of any items it deems lewd, horrific, shocking, discriminatory, vulgar, or disturbing to a reasonable person, regardless of size or location.
- E. Holiday lights may be erected no sooner than four weeks prior to the holiday to which they correlate and must be removed no later than two weeks after such holiday, unless inclement weather interferes with removal, in which case removal must occur as soon as practicable after such weather has passed. Pursuant to a special request, the Board may enlarge this time period to allow for the set-up and removal of a special holiday display.