



RE: Adopted Resolution for the Board of Directors Turnberry Village Condominium Association Deck & Patio Aesthetics

Passed and Approved 2005

The undersigned, Secretary of Turnberry Village Condominium Association (the "Association") hereby certifies that the following is a true and current copy of a resolution adopted by consent of the Board of Directors:

WHEREAS, the Bylaws of the Association, Article VI, Section 6 states " The Common Elements shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Association. Garage doors shall be kept closed at all times except as may be reasonably necessary to gain access to or from any garage. No unsightly condition shall be maintained on any patio, porch or deck and only furniture and equipment consistent with the normal and reasonable use of such areas shall be permitted to remain there during seasons when such areas are reasonably in use and no furniture or equipment of any kind shall be stored thereon during seasons when such areas are not reasonably in use except picnic tables and furniture of a nature which cannot reasonably be stored elsewhere. Trash receptacles shall be maintained in areas designated therefore at all times and shall not be permitted to remain elsewhere on the Common Elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash. The Common Elements shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. In general, no activity shall be carried on nor condition maintained by a Co-owner, either in his or her Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium";

WHEREAS, the Master Deed of the Association, Article IV, Common Elements, Section 2, Limited Common Elements states that porches and privacy areas are limited common elements;

WHEREAS, the Master Deed of the Association, Article IV, Section 3 (l) states that the area in the rear of the unit which may contain deck, patio, landscaping or other improvements;

WHEREAS, the Bylaws of the Association, Article VI, Section 9 state that the Board of Directors, from time to time, may make rules and regulations concerning the use of the Common Elements;

WHEREAS, the Association has an interest in assuring the continuous quality, appearance, upkeep and condition of the units and the General Common Elements;

NOW, THEREFORE, BE IT RESOLVED, that the board adopts the attached Turnberry Village Condominium Association Aesthetics Standards, and the standards shall fall under the same guidelines for enforcement as all articles and sections of the condominium documents.



RE: Turnberry Village Condominium Association Aesthetics Standards

Common Elements include General and Limited Common Elements, which are defined by the Associations Master Deed. Porches and decks/patios/privacy areas are limited common elements.

Seasonal items such as grills and deck/patio furniture may remain on the rear deck/patio/landscaped privacy area may remain year round.

Seasonal items such as snow shovels, calcium chloride and other approved ice melting products may remain on front porches during the snow removal season, defined as November 31 thru April 15th• After April 15th, all such items must be stored. Calcium chloride or other approved ice melting products must be kept in a container; bags by themselves are not acceptable. Items left on the porch after April 15th shall be removed by the Association at the unit owner's expense.

Items for storage, such as deck and patio boxes, to be used on porches, patios, decks and landscaped privacy areas must first be submitted for approval to the board of directors, and all submissions shall be in writing. Electronic submissions shall also be acceptable.

The following standards shall apply and enhance the statements of Article VI, Section 6 of the Association By-laws:

"The Common Elements shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind "

Supplies, materials and personal property shall include but not be limited to: gardening tools and materials such as shovels, rakes, hoses, brooms, dirt, compost, mulch; cleaning tools and materials such as brooms, shovels, snow removal tools, calcium chloride, salt; exercise equipment such as weights, bicycles, etc.; baby equipment, such as strollers, play pens, car seats, etc. ; trash, trash receptacles and recycling receptacles and bins; building supplies and materials, such as wood, tools, siding, etc.; any other items that would reasonably be considered storage items or storable items when not in use.

"Garage doors shall be kept closed at all times except as may be reasonably necessary to gain access to or from any garage."

Items shall not potentially limit or inhibit the operation of garage doors and items protruding from garage doors shall constitute an open door, including but not limited to hoses, cords, chains or any other items crossing the threshold on the interior and exterior of the garage.

"Trash receptacles shall be maintained in areas designated therefore at all times and shall not be permitted to remain elsewhere on the Common Elements except for such short periods of time as may reasonably necessary to permit periodic collection of trash."

That the only designated area for trash cans, receptacles, bins and recycle cans is the garage. Trash and recycle receptacles are not to be put out on the General Common Element street/curb until the day before a scheduled pickup and all receptacles are to be returned to the garage by evening the day of the pickup.

"Common Elements shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. "

This includes but is not limited to hats, gloves, coats, shoes, boots and all other items that might reasonably be considered wearing apparel. Other fabrics also include but are not limited to rugs, blankets and other items that might reasonably be considered household goods or fabrics.