



Steeplechase Community Services Association
RULES, REGULATIONS, POLICIES & SPECIFICATIONS

DECORATIONS

1. This Policy provides specific directions on the use of any decorative items that affect the outside appearance of a residence.
2. If a resident has any doubt concerning whether or not a decoration will comply with this Policy, the resident should submit an Alteration Request prior to installing the decoration.
3. Interior Decorations
 - a. Muntins must be retained in all windows.
 - b. All blinds, drapes, shutters or other window decorations visible from the street must be white, off-white or opaque.
 - c. Any covering on garage windows must be white, off-white or opaque.
4. Exterior Decorations
 - a. Holiday/seasonal decorations can be put up during the season for which they are applicable. Christmas decorations may not be put up any earlier than Thanksgiving and must be taken down by January 15th. For purposes of this Policy, front door wreaths are not considered to be “decorations”. Wreaths may be displayed at any time at the Resident’s discretion.
 - b. Inflatable decorations are prohibited.
 - c. Decorative flags, banners, windsocks and similar items cannot be displayed in the front of the residence, with the exception of:
 - Small garden flags
 - United States flags on a pole or anchored to the residence with a metal bracket
 - Small, stand-alone United States flags displayed in shrub beds.
5. All ornaments, statues, planters, etc. must be placed in a manner that does not impede lawn maintenance.
6. Movable garden and yard decorative items, such as statues, artificial flowers, stepping stones, are at the discretion of the homeowner, subject to Paragraphs 4 and 5.

7. Items such as benches, swings, and/or patio furniture may be placed on porches, patios, and/or decks. Placement of these items anywhere else on the outside of a residence requires approval through the Alteration Request process.
8. Hot tubs are prohibited.
9. Free standing birdhouses are not permitted in the front of the residence.
10. Chest-type storage units, approximately 2-feet x 4-feet of a neutral color may be placed on a patio or deck.
11. Stained glass windows are not permitted in Steeplechase. Stained glass windows installed prior to May 17, 2012 will be permitted.
12. Window air conditioners are not permitted in Steeplechase. Any Homeowner who utilized a window air conditioner prior to May 17, 2012, will be permitted to continue using until the Homeowner moves from the residence.
13. Vegetable gardens are not permitted. Vegetables may only be planted in a flower/shrub bed in the back or along the side of a unit. No vegetables may be planted in the front of the unit.

Adopted: 3/21/95
Reviewed: 2/2/00; 9/20/01; 7/8/04; 7/6/06; 5/3/07; 7/3/08
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Board President Jodi Lewis Date 9-28-16
Board Secretary Michael J. Romano Date 9/28/16