
AUBURN COMMUNITY ASSOCIATION

Holiday Decorations Rule Adopted July 8, 2009

Background. Some Auburn owners and residents desire to display holiday decorations outside their condominiums. During past holiday periods some owners/residents have placed lights and other decorations on their balcony railings, around their external doors, and at an increasing rate, on and in common area trees and shrubs. Some of these installations have scrupulously used equipment appropriate for outdoor use, and other installations have been less careful in their selection of materials for outdoor use. In addition there have also been installations with extension cord wiring routed across sidewalks, generating a trip hazard for people using these sidewalks, and with cords routed through front door hinge areas thereby generating a high potential for crushing the extension cord and creating an electrical short circuit.

Additionally there is a Northpark Holiday Decorations Policy specifying

- Christmas and New Years decorations may be put up after November 15th, and removed no later than January 15th.
- Decorations associated with other holidays (e.g., Memorial Day, Independence Day, Chinese New Year, etc.) may be displayed during the period commencing 10 days before the holiday, and ending 10 days after the holiday.
- Decorations must be tasteful, and not create a nuisance within the community.
- Decorations may not be placed upon any common area within the community (see Display Locations below for Auburn interpretation)

In addition to the Northpark policy outlined immediately above, Auburn owners and residents must also comply with the Auburn rules as described below.

Discussion. In view of the potential for personal injury and fire from inappropriate outdoor lighting installations, in particular, and outdoor decorations in general, this Rule is designed to provide regulations that will proscribe inappropriate installations.

Rule Purpose. This rule provides regulations concerning holiday decorations including:

- A. Installation and use
- B. Compliance responsibilities

Display Locations. Owners and residents may place holiday decorations, visible from

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the outside of their condominiums

- Within their condominiums and exclusive use areas (e.g., balconies, and backyards)
- Outside of their individual condominiums to the extent the placement is immediately adjacent to their individual condominiums; e.g., along walkway railings leading to their front entrance, near entrances, etc.
- In and/or on hedges, trees and similar plantings immediately adjacent to their individual condominiums. (See the installation regulations below.)

Decoration Installation. All decorations placed outside individual condominiums must be in accordance with the following regulations:

- Decorations placed on trees and other plantings shall not be attached in a permanent manner, nor shall nails, screws or other similar fasteners be used to attach decorations to the plantings
- Decoration installations may not puncture the exterior surface of the building doors, door trim, or door jams (exception: use of one small fastener to affix a wreath to the front door)
- Electrical extension cords shall not be hung or run so as to create a trip hazard, a fire hazard or other potentially dangerous situation. Without limitation, electrical extension cords shall not:
 - Be routed across sidewalks except:
 - Sidewalks leading to a condominium front door when the extension cord crossing can be securely taped down at the base of a step riser (i.e., in the inside right angle where a lower step tread meets the riser to the next higher step).
 - The tape securing the electrical extension cord shall be maintained in good serviceable condition by the owner/resident as long as the holiday lighting is installed, and the owner is responsible for ensuring that all tape residue is removed from the sidewalk after removal of the lighting installation.
 - Shall not be raised above ground level between steps and/or railings to trees or other plantings. In addition, extension cord runs between walkways, plantings, railings, et al, and trees surrounded by grass shall not exceed 18" in exposed length (i.e., lawn mowers will not fit between the tree and the walkway/planting area).
 - Be visible above the top of shrubs, bushes, and trees that have holiday lighting installed (i.e., they may **not** be routed into second floor windows).
 - Use electrical outlets outside of the condominium.
 - Be routed in a manner that causes the cord to be pinched or crushed (e.g., through front door jams).
- Electrical extension cords:
 - May enter garage areas under the closed garage door provided the rubber seal at the bottom of the garage door is in good condition.
 - Shall be plugged into indoor Ground Fault Circuit Interrupter (GFCI) protected electrical outlets (e.g., garage, kitchen, and master bathroom)

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- Electrical decorations and all of their electrical connected equipment shall:
 - Be labeled “for outdoor use”, and must carry an Underwriters Laboratories label (UL) (a red holographic label – see Attachment A).
 - Have molded plugs and sockets.
- Outdoor electrical installations shall:
 - Have all plugs covered with electrical tape over areas where moisture may seep into the connection.
 - Have small plastic bags covering the taped plugs with the bag openings facing down to permit any water build up to drain.
- ***The owner/resident using lighted holiday decorations is solely responsible for verifying, and not exceeding, the number of light sets/strands considered safe to connect end to end.***

Compliance.

A. Each condominium owner is responsible for holiday decoration installations associated with the owner’s condominium even if the decorations are installed by a tenant.

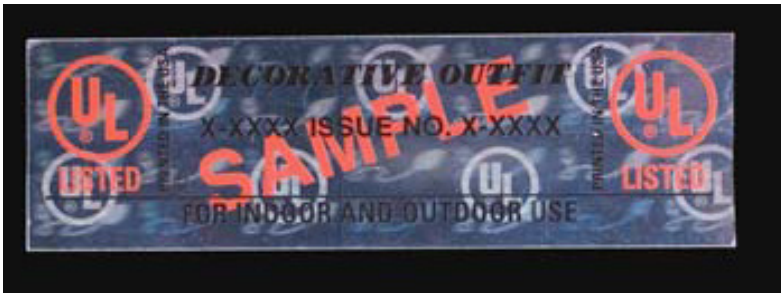
B. All damage to Auburn community property associated with either proper or improper (as described herein) holiday decoration installations are the responsibility of the condominium owner.

C. Holiday decoration installations observed by the Auburn Property Manager as not being in compliance with this rule, and/or which may be deemed by the Auburn Property Manager to be unsafe, shall be immediately and permanently deactivated by the owner promptly, and in all cases, within 24 hours after initial notification by the Auburn Property Manager. Initial notification can be by telephone, email, or via the U.S, Post Service.

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GFCI OUTLET



**RED
HOLOGRAPHIC
UL LABEL**