

Ornament Rule

of the
Master Declaration of Covenants, Conditions, and Restrictions
For
Waterford Master Owners Association, Inc.

Subject to the following restrictions, ornaments are permitted and may be visible from the street, without ACC approval, provided that:

- Ornaments are in proper, pleasing condition
- Ornaments are located within the dwelling's covered front entry
- Ornaments do not extend beyond the covered front entry
- Ornaments are of durable material and whose color/tone/type complement the home's exterior.

Ornaments are defined as "Anything that decorate or adorns an establishment". The ACC considers items such as Figurines, Statues, Birdbaths, Fountains, Pots, Planters, Benches, Hanging Wall Decorations, as examples Ornaments.

With the adoption of the Ornament Rule, the term 'grandfather' and its related date (November 1997) are no longer applicable.

With the adoption of the Ornament Rule the term "Lawn ornaments" is no longer applicable, as no ornaments are permitted on the lawn or within landscaping, visible from the street.

At first opportunity, the CCRs will be amended to reflect the above changes.

Related Provision and Resident Directory Rules:

WMOA CCR, Article VIII, General Use Restrictions, Section 24, Landscape

WMOA CCR, Article VIII, General Use Restrictions, Section 27, Maintenance, Lawn Ornaments

WMOA Annual Resident Directory, Maintenance, Article VIII, Item 9, Lawn Ornaments

WMOA Annual Resident Directory, Note to New Owners

ACC Drafted 02/01/17 BOD Approved 02/09/17 ACC Modified 05/03/17 BOD Approved 05/11/17

Cover Letter
Ornaments Rule

3 May '17

The ACC recommends adoption of the Ornaments Rule for the following reasons:

- To avoid misunderstanding by owners, especially new owners
- Minimize time and effort required by ACC volunteers in monitoring Grandfathered item
- Minimize time and effort required by WMOA Office explaining why new/newer owners cannot have an ornament, but their neighbor can
- Only eight (8) owners are currently "Grandfathered", representing 1% of dwellings
- Majority of dwellings have ornaments within their front entrances; in essence, the community has, for the most part, continues to obtain a proper and pleasing appearance, while displaying their personal tastes as one enters their homes.
- To begin the process of removal all ornaments would cause more disharmony than is required in order to remain a proper, pleasing appearance within Waterford.
- Additional definitions of Ornaments added in response to homeowners comments.