

**Daybreak Community Association
Christmas Lighting and Christmas Decoration Resolution**

WHEREAS, The Daybreak Community Association Board of Directors is empowered to conduct, manage and control the affairs and activities of the Association and has this authority pursuant to Chapter 3, C. Powers and Duties of the “By-laws of Daybreak Community Association”; and

WHEREAS, Daybreak has been established and is administered pursuant to various documents, described in Chapter 1 of the Community Charter for Daybreak, that have a legal and binding effect on all owners, which include the resolutions the Board adopts to establish rules, policies and procedures for internal governance and Association activities and to regulate the operation and use of property the Association owns or controls; and

WHEREAS, The Board of Directors of the Association (“Board”) finds there is a need to replace, in its entirety, the existing “Christmas Lighting and Christmas Decoration Resolution” (adopted on 5/25/11 and 08/29/12), and amend the Christmas Lighting restrictions to include Permanent Christmas Lighting in the Daybreak Community; and

NOW THEREFORE, IT IS RESOLVED that the Daybreak Board of Directors desires to define the regulations set forth in Chapter 7.3 (b) of the “Daybreak Community Charter” as follows:

Non permanent, string Christmas lighting and displays may be installed beginning October 1st, and may be illuminated between November 15th and January 15th of each year. Christmas lights and displays —must be removed from the exterior of the home by April 1st of the following calendar year.

Non permanent wires and bulbs are to not be visible on the exterior of the home prior to October 1st and must be out of view on the exterior of the home by April 1st of the following calendar year.

Permanent, aluminum, track Christmas lighting may be installed and remain on the exterior of the home all year based on the following requirements:

Wires and bulbs are not visible on the exterior of the home prior to October 1st and must be out of view on the exterior of the home by April 1st of the following calendar year. Permanent Christmas lighting must be approved by the Design Review Committee prior to installation

Daybreak Community Association reserves the right to require a resident to modify the brightness and programming of a light display after approved installation if light emission causes a nuisance or disturbance to neighboring properties.

Additionally, decorations that emit sound or light may be required to be removed or modified if causing a nuisance or disturbance to neighboring properties.

Both permanent and non permanent lighting may be illuminated between November 15th and January 15th each calendar year.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution and Policy to be signed by its President and Secretary, this ____ day of February, 20~~20~~¹⁷, and direct its distribution to all homeowners.

DAYBREAK COMMUNITY ASSOCIATION

By: _____
Rich Sonntag, President

Date: _____

By: _____
Tim Young, Secretary

Date: _____

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