**Bird feeder policy**

In order to reduce issues within the community caused by mice, rodents and nuisance birds (e.g. starlings, pigeons, sea gulls), in accordance with Section 2(g) of the Design Review Committee Rules adopted by the Finney Crossing Residential Master Association Board on July 25 , 2019, bird feeders and outdoor feeding of wildlife and pets is prohibited at all times of the year. This includes all types of bird feeders and suet feeders. Hummingbird feeders and bird baths are permitted; however, the Board reserves the right to amend this policy if it determines it necessary to keep the community free of nuisance birds.

Any homeowner that has bird feeders outside their units upon the adoption of this policy shall have fifteen (15) days to remove the feeders. In the event that the bird feeder(s) are not removed within this fifteen (15) day period, and following notification to the homeowner, the property management company shall remove the bird feeder(s) and return the feeder(s) to the homeowner. A homeowner who reinstalls a bird feeder that has been removed shall be subject to a fine of $100.

For purposes of this policy, notice shall be deemed delivered to a homeowner (i) via an email to the preferred address on file with the property management company, (ii) a phone message to the preferred phone number of file with the property management company, or (iii) by in person visit from a representative of the property management company.

This policy is intended to replace and supercede any prior policy, whether written or verbal in nature.