

Chelsea's Way Owners Association, Inc.

Rules and Regulations

Holiday Decorations/Lighting Policy and Guidelines

Effective: 06/10/2026

The following guidelines for holiday decorations, holiday lighting and permanent exterior decorative lighting are intended to balance resident enjoyment of holiday decor with the quiet enjoyment of the Chelsea's Way Community as a whole. Please adhere to the following:

1. **Holiday Decorations (excluding lighting, see section 2):**

- As a general rule throughout the year, holiday decorations are permitted to be displayed two (2) weeks prior to any holiday and five (5) days following the holiday celebrated, except for in November, December, and January.
- Fall/winter holiday decorations are permitted to be displayed starting the second week in November through January 7th.
- Holiday decorations, visible from the street, or on the exterior of the home and on lots are permitted, subject to the following:
 - No decoration that includes lights or sound may constitute a nuisance or undue interference with the quiet enjoyment of neighbors, as determined by the Board or the managing agent on behalf of the Board, in their respective sole discretion. In making such determination, the Board may reasonably consider such factors as:
 - Sound level
 - Flashing, strobe, or animated lighting effects
 - Offensive nature of decorations to a reasonable person (ie; particularly graphic Halloween decorations)
 - No decoration with sound may remain on past 10:00 p.m.
 - No decoration with illumination may remain on past 10:00 p.m. except:
 - On the evenings of the holiday or activities related to the holiday (ie; trick or treating)
 - Decorations that do not have sound, strobe, flash or cause a nuisance to neighbors (ie; wreaths, blow up yard decorations)

2. Holiday Lighting:

- **Temporary Holiday Lighting** is defined as string lighting not permanently affixed to the exterior of the property and are removed after each holiday use per policy.
- **Permanent Exterior Holiday Lighting** is defined as low profile LED puck lights permanently mounted inside color matched tracks, that blend seamlessly under the soffits of the exterior of the property. As with all exterior modifications to the home, **these lights require ARC approval.**
- Holiday Lighting is permitted to be on until 10:00 p.m., starting two (2) weeks prior to the federally recognized holidays listed below, and no later than five (5) days following these holidays. The exception being the November, December and January holidays where lighting is permitted to be on until 10:00 p.m., starting the second week of November through January 7th:
 - New Year's Day
 - Birthday of Martin Luther King, Jr.
 - Washington's Birthday
 - Memorial Day
 - Juneteenth National Independence Day
 - Independence Day
 - Labor Day
 - Columbus Day
 - Veterans Day
 - Thanksgiving Day
 - Christmas Day
- No Holiday Lighting may remain on past 10:00 p.m. except:
 - On the evening of the holiday, provided the lighting does not strobe, flash or cause a nuisance to neighbors.

3. Permanent Exterior Decorative Lighting:

- These lights are defined as low profile LED puck lights permanently mounted inside color matched tracks, that blend seamlessly under the soffits of the exterior of the property and are used to highlight specific architectural features of the property. As with all exterior modifications to the home, **these lights require ARC approval.**
- These lights are similar to the **Permanent Exterior Holiday Lighting** defined above and must follow the **Holiday Lighting** rules above, when used during the holidays.
- When used other than during the holidays, only a small number of selected light pucks may be illuminated at any time with the sole purpose of highlighting specific

architectural features of the property and cannot be flashing, chasing, strobing, or be any color other than white.

- Other than when used as **Holiday Lighting**, all of the puck lights or large sections thereof cannot be illuminated at the same time.
- These lights may be used any time during the hours of darkness and shall not have the rays of any beam interfere with neighboring lots or otherwise cause a nuisance to neighbors.

4. Board Authority:

- The Board shall have the authority in its sole discretion to modify permitted display dates, times, or restrictions as necessary to address community standards, safety concerns, or nuisance issues.