MONTROSE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS RESOLUTION

Holiday and Seasonal Lighting

WHEREAS

Article 4, Sections 4.1 and 4.2 of the Montrose HOA CC&Rs require architectural approval for improvements or alterations visible from public rights-of-way or areas outside a Lot.

The Architectural Regulations, Section 8, Exterior Lighting, provide that exterior lighting visible from roads or neighboring Lots must be indirect, colored light sources are prohibited, and decorative and/or landscape lighting may be subject to limitations.

The Board of Directors desires to establish clear and consistent guidelines for temporary holiday and seasonal lighting while maintaining the standards and intent of the governing documents.

NOW, THEREFORE, BE IT RESOLVED

The Board of Directors adopts the following guidelines for temporary holiday lighting:

1. Winter Holiday Lighting Period

Temporary holiday lighting may be installed beginning **November 1** and shall be removed no later than **February 15** of the following year.

Because winter weather may include snow and ice, homeowners shall be given a reasonable grace period after February 15 when weather conditions make removal unsafe. Lighting should be removed as soon as weather conditions reasonably allow.

2. Holiday Lighting Requirements

During this period, temporary holiday lighting does not require individual architectural approval, provided that it:

- Is temporary and seasonal in nature.
- Is maintained in a neat and orderly manner.
- Does not create a nuisance, unreasonable glare, or disturbance to neighboring properties.
- Does not create a safety hazard or damage property.
- Complies with applicable city regulations and the HOA's governing documents.

3. Other Holidays and Seasonal Events

For holidays or seasonal events occurring outside the winter holiday period, temporary lighting may be displayed beginning **three weeks before the holiday or event** and shall be removed no later than **one week after** the holiday or event.

All temporary holiday and seasonal lighting remains subject to the CC&Rs and Architectural Regulations.

4. Permanent Lighting

Permanent decorative lights may remain installed throughout the year; however, permanent or year-round exterior lighting remains subject to the architectural approval requirements and lighting standards contained in the CC&Rs and Architectural Regulations.

Section 8 of the Architectural Regulations prohibits colored light sources for exterior lighting; however, colored lighting is permitted when used as temporary holiday or seasonal lighting during the timeframes established in this Resolution.

When permanent decorative lights are used for holiday or seasonal purposes, they shall only be illuminated during the applicable timeframes outlined in this Resolution.

EFFECTIVE DATE

This Resolution shall become effective upon adoption by the Board of Directors and shall remain in effect until amended or rescinded by the Board.

BOARD OF DIRECTORS APPROVAL

By signing below, the undersigned members of the Board of Directors acknowledge their approval and adoption of this Resolution.

Signature: Joe Turner
Date: 10-6-26

Signature: Kristin Moody
Date: 10/6/2026

Signature: Nancy L. McLaughlin
Date: 10/6/2026

Signature: Lacy Smay
Date: 10/6/2026

Signature: Jennifer Barbieri
Date: 10/6/2026