



Fairlington Villages,
A Condominium Association

Standard Policy for Decorating Limited Common Areas and Shared Common Areas

Unit owners who share common areas may wish to place objects in the common areas for decoration or practicality. Unit owners placing objects in these areas implicitly acknowledge that others using or maintaining the shared spaces may damage the items and release the Association from claims on their items placed in common or limited common areas. The Association provides no recourse and assumes no liability for damage caused to or by items placed by residents in the common areas (e.g., in front of units, shared doors, porches, hallways or stairways in multi-unit buildings, and grounds, trees and bushes outside of fenced areas) or limited common areas (e.g. balcony, patio). The Association reserves the right to revoke or modify the standard policy on a case-by-case basis. This standard policy only replaces or supersedes those existing rules, regulations or policies with which it is in direct conflict. Unit owners have the option of submitting a standard Variance Request, which would be independent of this policy.

Limited Common Area Fences and Gates Decorative Items

Unit owners may attach decorative items to the interior of their backyard fence and gate according to the guidelines below. Attachments are not permitted to the exterior or top of fences and gates. Unit owners who make attachments to their fence and gate acknowledge that the Association is responsible for the maintenance of the fence and gate and may require the removal of the items from the fence and gate from time to time. By attaching an item to the fence or gate, the unit owner releases the Association from any claim associated with damage or loss of the attached item.

- Attachments to the interior fence and gate may not compromise the fence's or the gate's structural integrity or cause leaning or bowing.
- The fence and gate may not be used as part of a structure or be attached to a structure (deck, shed, etc).
- Any item (e.g., screws, bolts, nails) used to attach items to the fence or gate must be one-quarter inch (1/4") or less in diameter and may not protrude through the fence, fence board or gate.
- Electrical installations (lights, etc) must be installed in accordance with the applicable building codes and Association bylaws.
- Per FVACA Architectural Control number d2 and Chapter 6, page 43, of the Resident's Handbook the unit owner is not permitted to alter brick areas or balconies.

Shared Common Area Permission Process

Permission may be granted to decorate the common area of a multi-unit building (e.g., front door and porch, hallway, stairway) or shared porch if the resident presents to the Variance Committee a completed "Request for Decorating Shared Common Areas Approval Form". The approval form is not required for decorations displayed in accordance with this policy exclusively from November 15th to January 15th annually. The approval form requires the following:

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- A timeline for the proposed change.
- A description of the area that is proposed to be decorated/altered, including unit number and address.
- A detailed description of the proposed changes.
- Signature approval of one resident from each unit in the building.
- A statement that the requestor releases the Association and residents from any liability associated with damage to items placed in the common areas.
- The date, printed name, contact information, and signature of the requestor.

Multi-Unit Building Common Areas

Residents may:

- Place a doormat outside of the door of a unit in a common area hallway. The doormat cannot be more than one inch thick and more than 3 feet by 5 feet in area. The doormat cannot obstruct the hallway in any way.
- Decorate the door of their unit in a multi-unit hallway. Under no circumstances may any alterations or penetrations be made to the door, jamb or any other part of the building. Over-the-door hangers, magnets, and suction cups are options under this policy for displaying door decorations. Decorations must be less than five pounds in weight and may not protrude into the hallway more than six inches from the door.

Exterior Doors and Windows

- Exterior Townhouse Doors: Governed by the same rules that apply to interior Multi-Unit Building Common Areas, see above.
- Exterior Individual Doors in Multi-Unit Buildings: Governed by the same rules that apply to interior Multi-Unit Building Common Areas, see above.
- Exterior Shared Multi-Unit Doors and Shared Porches: Governed by the same rules that apply to interior Multi-Unit Building Common Areas, see above.
- Exterior Surface of Windows (e.g., pane, sill, casing): Decorations such as wreaths, are permitted from November 15th through January 15th only.

Code Compliance – All decorations placed in or on common or limited common areas and all usage of common or limited common areas must be in accordance with manufacturers' directions, applicable Federal, State, and local codes and regulations, as well as the Association's rules, regulations, by-laws and policies.