



MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5255 CYPRESS COURT • ORLANDO, FLORIDA 32811-3093 • (407) 648-9333

Date: _____

ATTENTION***ATTENTION***ATTENTION HOLIDAY DECORATIONS

The Association rules state that no changes are allowed to be made to change the outward appearance of a building, and that nothing is to be attached to a building (overhang, shingles and walls). However, the Association respects the desire of residents wishing to decorate the exterior of their unit in order to celebrate holidays. Holiday decorations will be permitted with limitations to ensure that costly damage does not occur, or that warranties for exterior building components are not in jeopardy of being made void. –Please abide by the following guidelines or you will be required to remove the decorations and will be financially responsible for any damage.

- The balcony and railing may be used for this purpose. Any fastener that is used cannot penetrate the metal railing and must be removed with the decorations.
- Decorations and/or lights may be installed both on the interior and exterior side of the fence, and on bushes which have direct contact with the exterior of your fence.
 - Use only fasteners which will not damage the fence or bushes.
 - Ensure that you do not step on the irrigation equipment which is above ground and behind the bushes.
 - Electrical cords must be protected and properly rated for outside use and cannot create any fire or trip hazards.

RESTRICTIONS – CORRECTIONS REQUIRED

Please immediately remove any items checked or notated below.

- Decorations and lighting cannot be attached to the exterior wall.
- Decorations and lighting cannot be attached to the shingles/siding or the overhangs.
- Decorations, strings, or wiring cannot be placed anywhere on the ground outside of the fence.
- Decorations must be in good taste. Middlebrook Pines Board of Directors will have final say as to whether installed decorations are acceptable.
- Decorations must be removed within two (2) weeks following the end of the holiday season.
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Thank you for your time and attention.
Sincerely,

Keith R. Kiebzak, CAM
Association Manager for the Board of Directors