

**WESTVIEW ESTATES HOMEOWNERS' ASSOCIATION EXECUTIVE
BOARD RESOLUTION C-4**

(Personal Property)

WHEREAS, section 6, Article XI of the Association Bylaws empowers the Executive Board to adopt administrative rules, policies and regulations governing the enforcement of the Association's Covenants, Conditions and Restrictions ("CC&R's"), and to adopt regulations governing potential fines and assessments for violations thereof; and,

WHEREAS, Section 2.4 of the CC&R's entitled "Equipment" states that no equipment, tools or other personal property shall be stored on any residential lot so as to be visible from a public street or sidewalk without the consent of the Board, as successor to the founding Committee; and,

WHEREAS, questions arise concerning the specific items of personal property that are subject to this prohibition; now, therefore,

BE IT RESOLVED BY THE EXECUTIVE BOARD:

Section 1. For purposes of enforcing the provision of the CC&R's relating to equipment, tools or other personal property, these terms are considered to include items such as building materials and equipment, gardening tools and equipment, work benches, movable basketball hoops and other sporting equipment, portable barbecues, tables, benches, chairs and antique appliances, when such items are not actually in use and are visible from a public street or sidewalk.

Section 2. "Personal property" includes:

- (1) Disposal and recycling containers, except that such containers may be placed for collection during the period beginning at noon on the day before scheduled collection, until midnight ending the day of scheduled collection.
- (2) Clothesline or other clothes drying devices, which are prohibited at any time when visible from a public street or sidewalk.
- (3) Ornaments, banners and other material objects that are placed on lawns or houses in an unreasonable number when compared to other residences in this subdivision.
- (4) Ornaments and displays celebrating a holiday such as Halloween or Christmas, or an event such as a wedding or reunion, if such ornaments and displays are not removed before the 10th day after such holiday or event.

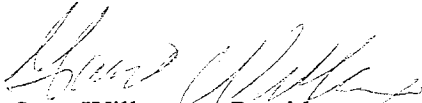
Section 3. "Personal property" also includes heat pumps, fixed air conditioners and solar systems.

Heat pumps and air conditioners that are visible from a public street or sidewalk should be screened from public view by shrubbery or fencing. However, this does not prohibit installation and use of window air conditioners.


Solar systems are acceptable provided that the panels or collectors are integrated into the structure with regard to overall appearance and design.

Approved by the Executive Board on March 2, 2010. Reaffirmed December 2, 2014.

Section 3 amended and approved by the Executive Board on April 9, 2024.



Gary Willcoxon, President



Toni Horton, Secretary