

Amendments to Courtyards Rules and Regulations, dated August 21, 2006

Paragraphs 16 and 19 of reference are rescinded in their entirety and replaced with the following effective March 1, 2018.

RESTRICTIONS ON USE

March 1, 2018

Paragraphs 16 and 19 are amended as follow:

16. In accordance with the Declaration of Covenants and Restrictions for the Courtyards at The Links at Gettysburg, Article VII, paragraph 7.1.7, no signs or billboards of any kind are permitted, with the exception of signs for sale or rent of a Unit, subject to these Rules and Regulations.

- a. A sign or billboard is defined as any permanent or temporary board, poster, placard or similar structure that displays or includes any letter, word, drawing, picture, emblem or which is in the nature of an advertisement, announcement, visual communication or direction or is designed to attract the eye or the attention of the public.
- b. Real Estate related signs as permitted by the Declaration, specifically “For Sale,” “For Rent” or “For Lease” signs, are subject to the following: signs shall not exceed twenty (20) inches by thirty (30) inches and shall be placed only within the mulched areas in front of each unit. Conforming signs do not require specific written approval of the Executive Board. Units that have rear or side exposures to public view, from a street or the golf course, may also display Real Estate related signs in the rear or side yard, not to exceed twenty (20) inches by thirty (30) inches and within the mulched area.
- c. Additionally, political campaign signs placed inside the Unit and visible through the window from the exterior of the Unit may be displayed for two weeks before a scheduled primary, general or special election. Political signs shall not exceed twenty (20) inches by thirty (30) inches and shall be removed within three (3) days after the election date.

19. Christmas and other Holiday or Seasonal decorations, are permitted to be displayed on the exterior of residences provided they comply with the following guidelines and the Courtyards Architectural Review Committee (ARC) Guidelines for Homeowners:

- a. Permitted Christmas and other Holiday or Seasonal decorations include wreaths, ornamental objects, creches, decorative lights and similar traditional displays that are consistent with the architectural character present throughout the Courtyards. Decorative items will not exceed 36 inches in height, width or length and will be located within the mulched bed area and not within the lawn area.
- b. Christmas and other Holiday or Seasonal decorations expressly do not include signs and billboards or similar items, as signs and billboards are expressly prohibited by the Declaration, paragraph 7.1.7.
- c. Christmas decorations may be displayed only from Thanksgiving Day of each year until January 15 of the following year. Other Holiday or Seasonal decorations may be displayed only for the period beginning ten (10) days prior to the date of the specific holiday and ending no later than five (5) days following that date.
- d. Details for exterior decorative holiday lighting are provided under the ARC guidelines. Questions pertaining to specific decorations may be addressed to the Courtyards ARC Committee.