

OASIS VILLA RESORT HOMEOWNERS' ASSOCIATION
BOARD MEETING MIUTES
VIRTUAL MEETING
June 24, 2025
10:00 am

Directors in attendance: Shannon Krutz Debi Baraquio, Lauris Bateman,
Terry Durst, and Rick Fiedler

Management in attendance: Duane Rohrbaugh, Maria Banning

Guests in attendance: Numerous home owners as evidenced by roll call

Called to Order

Shannon Krutz called the meeting to order at 10:00 AM. A quorum was established with all five board members in attendance.

Open Forum- Agenda Items

No comments concerning agenda items were brought forward:

Secretary's Report

Approval of Minutes

A motion was made and seconded approving the minutes for the Board Meeting held March 17, 2025

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

A motion was made and seconded approving the minutes for the Organizational Board Meeting held March 17, 2025.

D. Baraquio (motion), R. Fiedler (second), motion passed unanimously.

*A motion was made and seconded approving the **form only** of the minutes for the Annual Meeting held March 17, 2025.*

R. Fiedler (motion), D. Baraquio (second), motion passed unanimously.

A motion was made and seconded approving the minutes for the Special Board Meeting held March 25, 2025.

D. Baraquio (motion), L. Bateman (second), motion passed unanimously.

Disclosure of Executive Session

Meeting held on March 25, 2025

- Contracts – liability insurance

Meeting held on May 27, 2025

- Contracts – property insurance

Meeting held on June 24, 2025

- Contracts
- Legal

- Delinquency

Treasurers Report

Ratification of monthly financial review approval

A motion was made and seconded that the Board ratifies that a Board sub-committee has received and reviewed the Association financial statements for the months of February, 2025 through May, 2025, independent of a board meeting and in conformance with Civil Code §5500.

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

Review of May, 2025 financial statements

Unaudited financials for May, 2025 as presented to the board, are attached as **Exhibit #1** in the minutes.

Reserve Transfers

Ratification of approval for reserve fund transfers.

The details of the following transfers are included as **Exhibit #2** in the minutes of this meeting.

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 3/28/25 in the amount of \$33,650.09.

D. Baraquio (motion), R. Fiedler (second), motion passed .

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 5/1/25 in the amount of \$43,355.89.

D. Baraquio (motion), L. Bateman (second), motion passed unanimously.

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 6/2/25 in the amount of \$10,067.30

R. Fiedler (motion), D. Baraquio (second), motion passed unanimously.

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 6/16/25 in the amount of \$72,177.50.

D. Baraquio (motion), R. Fiedler (second), motion passed unanimously.

Management Report

The management report is attached to the minutes as **Exhibit #3**.

Upcoming Projects

A motion was made and seconded approving the proposal from PWLC to remove two trees, causing damage to boundary walls between 72 & 88, for an amount of \$2,500.

D. Baraquio (motion) ,R. Fiedler (second), motion passed unanimously.

A motion was made approving the replacement of dead plants on Cherokee (south of entrance towards E. Palm Canyon) , with work to be completed by PWLC, for an amount of \$2,149.00.

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

A motion was made and seconded approving the proposal from PWLC, to replace dead plants at main entrance, for an amount of \$4,094.

D. Baraquio (motion), R. Fiedler (second), motion passed unanimously.

A motion was made and seconded approving the proposal from Aquavision for deck repair and maintenance at Pool 3, for an amount of \$3,950.00.

D. Baraquio (motion), R. Fiedler (second), motion passed unanimously.

A motion was made and seconded approving the proposal from Courtmaster to resurface Australian tennis court for an amount of \$8,900.00.

D. Baraquio (motion), R. Fiedler (second), motion passed unanimously.

A motion was made and seconded approving a proposal from Sign Master for additional "Swim at Your Own Risk" signage on pool gates, recommended by insurance carrier, for an amount of \$1,006.

T. Durst (motion), L. Bateman (second), motion passed unanimously.

A motion was made and seconded approving a proposal from Associa On Call for adding photo cells to ground light timers for an amount of \$2,099.

D. Baraquio (motion), L. Bateman (second), motion passed unanimously.

The next three motions are for installation of an additional call box for resident lane.

A motion was made and seconded approving a proposal from Patton Door & Gate for a single call entry system for an amount of \$1,230.

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

A motion was made and seconded approving a proposal from Baja Alarms to add a camera to the resident lane, for an amount of \$505.00.

D. Baraquio (motion), R. Fiedler (second), motion passed unanimously.

A motion was made and seconded approving a proposal from JC Building to fabricate a call box extension, for an amount of \$460.00 resulting in an additional \$41 per month phone line.

R. Fiedler (motion), D. Baraquio (second), motion passed unanimously.

A motion was made and seconded tabling decision until further information can be received from proposal from JC Building to repair crack in the expansion joint of the driveway of Unit #155 that exceeds the ¼' vertical height difference creating a possible trip hazard.

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

Architectural Committee Report

A motion was made and seconded accepting the Architectural Committee report.

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

Architectural Decision for unit 82

Shades on unit

A motion was made tabling a decision on unit owner 82 request pending IDR with owner.

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

Continuing Business

Tree Removal

A motion was made and seconded approving the adoption of the Tree Removal Rule

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

The Rule is attached to the minutes as **Exhibit #4**.

The adopted Rule addition requires General Notice be given to owners within 15 days of adoption.

New Business

Lease Increase Schedule

The lease schedule for the five years beginning 2026 is attached as **Exhibit #5**.

Termite Treatment Request

A motion was made and seconded denying the unit owners' request for termite tenting of the six-plex based on the expertise of multiple vendors.

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

Flags and Decorative Items Rule

A motion was and seconded approving Flags and Decorative Items Rule

R. Fiedler (motion), D. Baraquio (second), motion passed unanimously.

This rule is attached to the minutes as **Exhibit #6**. Pursuant to Civil Code §4045, the proposed rule change requires General Notice within 15 days of Board approval and allows for a 28-day owner comment period and with proposed adoption of this Policy at the next open meeting.

Property Insurance

A motion was made and seconded ratifying the Board approval of the renewal of the property insurance for an amount of \$186,779, which includes an increase in property valuation of \$4,000,000 totaling \$44,753,900 and a reduction in premium of \$11,311.

L. Bateman (motion), D. Baraquio (second), motion passed unanimously.

A motion was made seconded approving borrowing \$186,779 from the reserves to pay the annual insurance premium with repayment of the loan to be complete within one year.

D. Baraquio (motion), R. Fiedler (second), motion passed unanimously.

Decorative Beam Replacement

A discussion/decision of this item will be included on the agenda for the next meeting.

Approval of Board Consultant

A motion was made and seconded approving the appointment of Bill Clifford as a consultant to the Board of Directors with inclusion in the Executive Sessions as needed.

D. Baraquio (motion), L. Bateman (second), approved passed unanimously.

Property Security

The following improvements were suggested

- Install Baja app which will alert security when activity occurs in back corner;
- Ensure that security has access to all cameras from security cell phone; and
- Increase camera footage on front desk monitor.

CC&R Approval

Still waiting on final from attorney.

Oasis Villa Resort HOA

Meeting minutes 6/24/25

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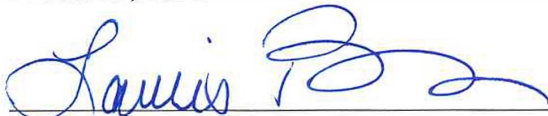
Open Forum

- Using orange oil for termite control
- Project summary
- Homeless children on property
- Need more umbrellas specifically stationary umbrellas at tables
- Rule distribution
- Notice of termite activity
- Laundry electrical use

Adjournment

The meeting was adjourned at 11:41 pm PT.

I hereby certify, as the Secretary of the above-named Association, that the foregoing minutes were approved as the minutes of the Oasis Villa Resort Homeowners Association Board Meeting held on March 17, 2025


Lauris Bateman, Secretary/Treasurer

9/9/2025
Date

Attachments

- | | |
|-----------|--|
| Exhibit 1 | April Financial Statements |
| Exhibit 2 | Reserve Fund Transfers |
| Exhibit 3 | Management Report |
| Exhibit 4 | Adopted Tree Removal Rule |
| Exhibit 5 | Land Lease Schedule |
| Exhibit 6 | Approved Flags and Decorative Items Rule |

HOA-Oasis Villa
Balance Sheet
For the Four Months Ending April 30, 2025

ASSETS

Current Assets		
Bank of America	\$41,089.65	
Reserve Account	\$677,831.57	
Reserve Savings	\$536,169.10	
Accounts Receivable, Dues	\$5,371.20	
Due (to) from Reserves	<u>\$163,599.86</u>	
Total Current Assets		<u>1,424,061.38</u>
Other Assets		
Prepaid Expenses	<u>\$70,923.14</u>	
Total Other Assets		<u>70,923.14</u>
TOTAL ASSETS		<u><u>1,494,984.52</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Taxes Payable-Landscape	(\$7,800.00)	
Accounts Payable	\$16,796.10	
Prepaid Dues	\$54,538.61	
Due to (from) Reserves	\$163,599.86	
Contract Liabilities	<u>\$1,244,520.30</u>	
Total Current Liabilities		<u>1,471,654.87</u>
Total Liabilities		<u>1,471,654.87</u>
Capital		
Reserves	(\$8,848.29)	
Retained Earnings	\$43,500.00	
Net Income	<u>(\$11,322.06)</u>	
Total Capital		<u>23,329.65</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,494,984.52</u></u>

HOA-Oasis Villa
Income Statement
For the Four Months Ending April 30, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$114,428.91	\$114,429.00	\$457,715.64	\$457,716.00	(\$0.36)	\$1,373,148.95
Interest Income	5.87	12.00	22.28	48.00	(25.72)	144.00
Late Charge Income	67.94	0.00	254.67	0.00	254.67	0.00
Contribution from VI	1,825.00	1,825.00	7,300.00	7,300.00	0.00	21,900.00
Total Operating Revenue	116,327.72	116,266.00	465,292.59	465,064.00	228.59	1,395,192.95
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	50.00	0.00	830.00	830.00	1,230.00
Workers Comp/Misc	213.83	0.00	894.38	0.00	(894.38)	0.00
Total Payroll & Ins Exp	213.83	50.00	894.38	830.00	(64.38)	1,230.00
General & Administrative						
Management Fee	1,850.00	1,850.00	7,400.00	7,400.00	0.00	22,200.00
Bank Fees	30.48	0.00	90.48	0.00	(90.48)	0.00
Contract Svc. Accounting	1,200.00	1,200.00	4,800.00	4,800.00	0.00	14,400.00
Professional Fees, Acctg	0.00	0.00	30.00	2,900.00	2,870.00	4,800.00
Annual Meeting	0.00	1,700.00	1,543.09	1,700.00	156.91	1,700.00
License/Inspection Fees	0.00	0.00	0.00	700.00	700.00	7,800.00
Miscellaneous	0.00	50.00	0.00	200.00	200.00	600.00
Legal Expenses	1,402.50	700.00	3,096.00	2,800.00	(296.00)	13,700.00
Contract Security	2,000.00	2,000.00	8,000.00	8,000.00	0.00	24,000.00
Insurance-Liability	4,436.29	4,945.00	17,238.02	17,845.00	606.98	57,405.00
Insurance-Property	16,507.54	16,500.00	66,030.16	66,000.00	(30.16)	224,400.00
Insurance-Dir & Officers	252.67	134.55	602.37	485.55	(116.82)	1,561.95
Total General & Admin Exp	27,679.48	29,079.55	108,830.12	112,830.55	4,000.43	372,566.95
Repairs & Maintenance						
Contract Pest Control	2,670.00	1,560.00	9,320.73	6,240.00	(3,080.73)	18,720.00
Pool & Jacuzzi Supplies	0.00	200.00	0.00	800.00	800.00	2,400.00
Contract Pool Jacuzzi	7,500.00	7,500.00	30,000.00	30,000.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	983.96	1,200.00	216.04	1,200.00
Contract Lighting Inspection	800.00	1,400.00	1,000.00	5,600.00	4,600.00	16,800.00
Repair/Maint-Pipes/Sprinkler	0.00	250.00	372.00	1,000.00	628.00	3,000.00
Repair/Maint-Pool/Spa	0.00	250.00	0.00	1,000.00	1,000.00	3,000.00
Repair/Maint-Misc Labor	1,880.00	350.00	4,332.50	1,400.00	(2,932.50)	4,200.00
Supplies-Exterior Lights	854.22	250.00	1,964.25	1,000.00	(964.25)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	340.00	340.00	1,020.00
Contract Svc.-Landscaping	31,032.00	31,032.75	126,306.00	124,131.00	(2,175.00)	372,393.00
Landscape Supplies	0.00	100.00	0.00	400.00	400.00	1,200.00
Total Repairs & Maint Exp	44,736.22	42,977.75	174,279.44	173,111.00	(1,168.44)	516,933.00
Utilities						
Cable	7,065.21	6,500.00	27,974.83	26,000.00	(1,974.83)	78,000.00
Electricity	6,726.91	7,791.00	31,319.53	38,523.00	7,203.47	122,657.00
Garbage	6,992.17	7,000.00	27,968.68	28,000.00	31.32	84,000.00
Gas	12,732.96	11,866.00	65,797.83	86,354.00	20,556.17	114,549.00
Sewer/Water	10,967.95	11,616.00	39,566.62	34,152.00	(5,414.62)	148,757.00
Total Utilities	44,485.20	44,773.00	192,627.49	213,029.00	20,401.51	547,963.00
Total Operating Expenses	117,114.73	116,880.30	476,631.43	499,800.55	23,169.12	1,438,692.95
OPERATING SURPLUS (DEFICIT)	(787.01)	(614.30)	(11,338.84)	(34,736.55)	23,397.71	(43,500.00)

HOA-Oasis Villa
Income Statement
For the Four Months Ending April 30, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	24,000.09	24,000.00	96,000.36	96,000.00	0.36	288,000.00
Reserve Interest Income	1,585.95	0.00	6,315.71	0.00	6,315.71	0.00
W/D from Reserves	10,067.30	0.00	87,948.28	512,900.00	(424,951.72)	512,900.00
Total Reserve Revenue	35,653.34	24,000.00	190,264.35	608,900.00	(418,635.65)	800,900.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	96,000.00	96,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,585.95	0.00	6,315.71	0.00	(6,315.71)	0.00
Front Gate	0.00	0.00	313.88	0.00	(313.88)	0.00
Access System	392.86	0.00	392.86	0.00	(392.86)	0.00
Pool & Spa	2,124.51	0.00	16,526.20	245,450.00	228,923.80	245,450.00
Pool Area Fencing and Gates	93.93	0.00	3,997.65	0.00	(3,997.65)	0.00
Pool Furniture	0.00	0.00	7,227.38	56,000.00	48,772.62	56,000.00
Pool/Pond Filters/Pump	2,400.00	0.00	2,400.00	0.00	(2,400.00)	0.00
Ground Lights	0.00	0.00	838.49	0.00	(838.49)	0.00
Asphalt & Concrete	0.00	0.00	0.00	8,300.00	8,300.00	8,300.00
Tennis Courts	0.00	0.00	0.00	41,500.00	41,500.00	41,500.00
Landscape & Irrigation	1,431.00	0.00	7,102.82	30,350.00	23,247.18	30,350.00
Concrete Repairs	3,625.00	0.00	6,775.00	0.00	(6,775.00)	0.00
Tree Removal	0.00	0.00	23,750.00	0.00	(23,750.00)	0.00
Paint	0.00	0.00	0.00	7,300.00	7,300.00	7,300.00
Paint, Trash Enclosures	0.00	0.00	7,575.00	0.00	(7,575.00)	0.00
Repairs/Maint - Misc Labor	0.00	0.00	4,852.00	0.00	(4,852.00)	0.00
Fences, Gates, Walls	0.00	0.00	0.00	96,500.00	96,500.00	96,500.00
Domestic Water	0.00	0.00	6,197.00	27,500.00	21,303.00	27,500.00
Total Reserve Expenses	35,653.25	24,000.00	190,263.99	608,900.00	418,636.01	800,900.00
RESERVE SURPLUS (DEFICIT)	0.09	0.00	0.36	0.00	0.36	0.00
NET SURPLUS (DEFICIT) BEFORE TAXES	(786.92)	(614.30)	(11,338.48)	(34,736.55)	23,398.07	(43,500.00)
TAX EXPENSE	0.00	0.00	(16.42)	0.00	16.42	0.00
NET SURPLUS (DEFICIT)	(786.92)	(614.30)	(11,322.06)	(34,736.55)	23,414.49	(43,500.00)

Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
43,355.89	5/1/2025	5/2/2025

Transfer covers the following checks

[illegible]

Instructions:

A copy of the check and back-up documentation to be included with the Request for Approval of Transfer.

Board member: Please email approval to sjackman@viresorts.com at your earliest convenience.

For Accounting Use:

Transfer approved by: (email approvals attached)

Shannon Krutz
Bateman Laurin's

Date ratified in Board Meeting

Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
10,067.30	6/2/2025	06/3/2025

Transfer covers the following checks

[illegible]

Instructions: A copy of the check and back-up documentation to be included with the Request for Approval of Transfer.
Board member: Please email approval to slackman@viresorts.com at your earliest convenience.

For Accounting Use:

Transfer approved by: (email approvals attached)

Lewis Bateman
Shannon Krutz
Date ratified in Board Meeting

Date ratified in Board Meeting

Oasis Villa Resort Homeowners Association
Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
72,177.50	6/16/2025	

Transfer covers the following checks

[illegible]

Instructions:

A copy of the check and back-up documentation to be included with the Request for Approval of Transfer.

Board member: Please email approval to sjackman@viresorts.com at your earliest convenience.

For Accounting Use:

Transfer approved by: (email approvals attached)

Date ratified in Board Meeting



Board of Directors Meeting

June 24, 2025

Oasis Villa Resort Homeowners Association

Management Report

The following is a recap of events that occurred with the Master Association since the March 17, 2025 meeting. This report was updated on 6/10/2025.

JC Building completed repair to the trip hazard at units 105 and 144. Repaired domestic water pipe under driveway at unit 10 and replaced deteriorated gate at pool 7.

KAP's Pool Services performed normal minor repairs major equipment replacements was filters at pool and spa 2, replaced jet pump at pool 2, and circulation pump at pool 7.

AssociaOnCall replaced lifted driveway concrete at unit 153 garage.

Courtmaster replaced tennis net at the Australian court and installed new tennis net cable at the pickleball court.

Reminders

Annual palm tree trimming is scheduled for July 14-17, 2025

Phase One of the asphalt replacement is scheduled to begin October 6th.

Respectfully,

Duane Rohrbaugh, CCAM
General Manager

Oasis Villa Resort Homeowners Association, Inc.

Guidelines for Tree Removal and Replacement

Adopted Effective June 24, 2025

Recommendations for all future tree removal and replacement by both HOA and owner. All work to be done by a licensed and insured contractor.

1. Remove existing tree and grind stumps to 12" below existing grade. Remove any remaining surface roots and fill holes with site soil and install seeded Bermuda sod in the disturbed areas.
2. New trees to be installed with 4" aluminum header board making a 5' diameter ring around the base of tree. Install with a slight mound elevation above turf level approx. 2-3 inches
3. Re-locate any existing light fixture to be within the 5' diameter planting circle. A licensed and insured electrician will be required for this.
4. Replace any disturbed turf in the new planting area with seeded Bermuda sod
5. Repair any disturbed irrigation lines or heads
6. Guarantee tree survival for 1 year from planting. Guarantee to be given to management in writing by licensed contractor.

Tree Replacement Suggestions for Oasis Resort as trees are removed and or added to the property as needed

The following trees are all trees that are relatively small in growth habits and will tolerate locations within turf areas and or planted areas. It should be noted that all replacement trees be installed with the use of a smooth sided min 2' deep root barrier as well as irrigation on two sides of the new tree with a deep root bubbler within a 4" dia. Perforated tube to a depth of at least four feet. Ideally the bubblers are on their own valve which may or may not be possible due to location or tree quantity. In turf areas, the turf should be cleared at least four feet from the trunk of the tree and that area can be covered with a minimum of 3" of bark. All trees should be 36" box size if possible pending location.

The suggested trees are as follows:

1. Quercus Ilex or Holly Oak is an evergreen shade tree. It grows 20-25' high by 20' wide and has a single trunk.
2. Quercus Virginiana or Virginia Oak is a mostly evergreen shade tree. It grows 20-25'

- high by 20' wide and has a single trunk.
3. *Olea Europea* or Fruitless Olive, "Wilsonii" is an evergreen semi-shade tree. It grows 20' high by 20' wide and has a multi-trunk.
 4. *Acacia Stenophylla* or Shoestring Acacia is an evergreen semi-shade tree. It grows 25' high by 20' wide and has a multi-trunk. This tree has dramatic weeping foliage. It is a clean tree and non-flowering.
 5. *Cercidium Floridum* species. The "Blue Palo Verde" is an evergreen semi-shade tree. It grows 25' high by 25' wide and has a multi-trunk. It is a yellow flowering, clean tree. The "Desert Museum" variety has blue trunks and vivid yellow flowers.

Acceptable Palm Trees:

1. *Washingtonia Filifera* or Desert Fan Palm is an evergreen tree native to Palm Springs. It grows 40' plus high by 15' wide. Ideally not planted in turf areas due to surface roots and raising grades around the trunk over time. Locate in in planted areas if possible. Note: *Washingtonia Robusta* or Mexican Fan Palm is currently planted throughout the property but *Filifera* would be a much better selection. If *Robusta* is planted ensure it is not placed in turf areas due to surface root issues.
2. *Chamerops Humilis* or Mediterranean Fan is a multi-trunk palm that grows 15' high by 10' wide and is non-invasive.
3. *Phoenix Reclinata* or Senegal Date Palm is a multi-trunk palm that grows 15' high by 15' wide. It has elegant feather fronds and is non-invasive.

Other options may be available.

Oasis Villa Resort Indian Land Lease
Monthly Per Owner Schedule

	Jan	Mar	Sept	Annual Amount	Amt Avg to Bill	Annual Amount
2026	242.85	276.85	303.56	3,361.03	280.09	3,361.08
2027	303.56			3,642.75		3,642.75
2028	303.56			3,642.75		3,642.75
2029	303.56			3,642.75		3,642.75
2030	303.56			3,642.75		3,642.75

Exhibit 5

Village at Oasis Homeowners Association, Inc.
Rules Re: Display of Flags & Decorative Items
Effective **DATE**, 2025

Display of Flags

1. Flags (General Requirements)

- a. Flags shall be no greater than nine (9) square feet in size.
- b. Flags must be cleaned and mended as needed. Soiled, torn, frayed, or other damaged flag shall not be displayed.
- c. Flags may not be flown upside down, or displayed in such a manner as to permit them to be easily torn, soiled, or damaged in any way.
- d. Flags shall not be displayed outside a Residence during inclement weather unless an all-weather flag is used.
- e. Flags shall not be permitted in the Common Area.

2. United States Flag

- a. Only one United States flag may be displayed per Unit.
- b. A United States flag consists of 13 equal horizontal stripes of red (top and bottom) alternating with white; there is a blue rectangle in the upper hoist-side corner bearing 50 small, white, five-pointed stars arranged in nine offset horizontal rows of six stars (top and bottom) alternating with rows of five stars.
- c. A United States flag may be displayed in a window of the Owner's Unit, or from a staff or pole within the Restricted Common Area (e.g. patio or balcony). "Display of the flag of the United States" means a flag of the United States made of fabric, cloth, or paper displayed from a staff or pole or in a window, and does not mean a depiction or emblem of the flag of the United States made of lights, paint, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component.

Display of Decorative Items

1. There shall be no decorative items, including but not limited to artwork, figurines, plants, planter boxes / bowls, etc. placed in the Common Area. Any item placed in the Common Area shall be removed.
2. Any decorative items to be placed in the Restricted Common Area do require completion of an architectural application for Association written approval to ensure aesthetic harmony with the community. However, for Units that share a four (4) plex Restricted Common Area, written approval from all four (4) Owners shall be required to be submitted with the architectural application.
3. Decorative items that exist at the time these rules are adopted shall be permitted to keep the decorative items in the Restricted Common Area; however, if there is a change to the then existing decorative items, or if maintenance is required necessitating removal of the decorative item(s), replacement of a decorative item shall require submission of an architectural application.