

**THE UNIT OWNERS ASSOCIATION OF
COLONIAL VILLAGE III, A CONDOMINIUM**

REGULATORY RESOLUTION 2012-1

WINDOW TREATMENTS

WHEREAS, Article III, Section 2. of the By-laws provides that the Board of Directors shall have all the powers and duties necessary for administration of the affairs of the Association and may do all such acts and things as are not by the Condominium Act, the Declaration or by the By-laws required to be exercised by the Association, including adoption of rules and regulations deemed necessary for the benefit of the Condominium; and

WHEREAS, Article III, Section 2. (f) Powers and Duties of the By-laws grants the Board of Directors the power to make and amend rules and regulations governing the Condominium; and

WHEREAS, the Board intends to establish regulations to preserve and promote a conforming and harmonious external appearance of the Condominium to maintain, enhance, and protect property values and assets of the community;

NOW, THEREFORE, BE IT RESOLVED THAT the following Rules and Regulations related to window treatments are adopted by the Board of Directors:

1. Unit windows should be furnished with blinds, curtains, or interior shutters, referred to as window treatments. Curtains that are not white or beige should have a liner that faces the unit window which is white or beige only. Blinds and shutters must be of a light colored material.
2. All window treatments must be maintained and kept in good repair.
3. The window treatments described above are the only treatments that may be hung or placed in windows to block sunlight or vision through windows. Windows may not be obscured by any other objects or devices, including, but not limited to, foil, furniture, paint, paper, beer bottles, cardboard, books, or sheets.

Duly adopted at a meeting of the Board of Directors of the Unit Owners Association of Colonial Village (Village III), A Condominium, held on May 21, 2012.