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**NOTICE OF FILING THE ARCHITECTURAL
GUIDELINE- HOLIDAY LIGHTING FOR
REM PARK H.A., INC.**

STATE OF TEXAS)
)
COUNTY OF TARRANT) **KNOW ALL MEN BY THESE PRESENTS**

**THIS NOTICE OF DEDICATORY INSTRUMENT FILING FOR REM PARK H.A., INC.
("Notice") is made November 1, 2022 by REMINGTON PARK ("The Association")**

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for REM PARK H.A.**; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of **TARRANT County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **REM PARK H.A.** subdivision ("Owner").

NOW THEREFORE, the guideline for lighting attached hereto as Exhibit "A" are originals and are hereby filed of record in the real property records of **TARRANT County**, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

REM PARK H.A., INC.

By: *Dawn Kelly*
Name: Dawn Kelly
Title: Registered Agent



D222271600

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RESTRICTION

SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ACKNOWLEDGMENT

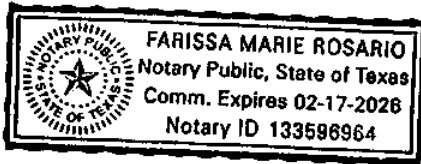
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **REM PARK H.A., INC.**

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 1st day of November, 2022



Farissa Marie Rosario

**Remington Park HOA
Holiday Lighting Policy**

Currently RP CCR's require all exterior lights to be approved by the ARA prior to installation.⁽¹⁾

The purpose of this policy is to 1) specify how and when holiday lighting can be displayed and 2) specify the guidelines for temporary and permanent holiday light installations.

- ARA approval is not needed for Temporary Holiday Lighting (lights that are installed for specific holidays and then removed)
- ARA approval is required for all Permanent Holiday Lighting installations, extending greater than 90 days (specially designed lights that are permanently mounted and turned on/off for holidays)
- Both Temporary and Permanent holiday lighting must adhere to the guidelines listed in the following Holiday Lighting section

1. Holiday Lighting

1) Use of exterior holiday lighting, temporarily or permanently installed, is allowed for commonly observed holidays for which such lights are traditionally displayed.

2) Installation Timing

Christmas:

- Lights may be installed starting in late October/early November to accommodate professional installation company scheduling
- Lights may be turned on no earlier than one week before Thanksgiving and must be turned off one week after New Year's Day
- Lights must be removed by Jan. 31, following the Christmas holiday.

All other holidays:

- Temporary lights may be installed no more than 6 weeks prior to the holiday and must be removed within two weeks after the holiday.
- Holiday lights may be turned on no earlier than 6 weeks before the holiday and must be turned off one week after the holiday

4) Roof-Anchored Displays are prohibited due to safety concerns. These decorations can blow away if not anchored correctly, which creates a danger for the neighborhood

5) Location: Exterior holiday lights are allowed anywhere on a resident's home, fence, driveway, and landscape as long as it does not violate rule #6.

6) Excessive Light and Noise Restrictions

- a) Noise emitting displays are allowed as long as the volume does not exceed 60 dB (conversation level) from the nearest neighbor's home or public space (sidewalk or street)
- b) Holiday lights shall be installed so that they do not shine into neighbors' homes

7) Timing

Dark/Quiet hours are to be observed from 11 pm to 7 a.m. All Holiday lights and noise emitting devices shall be off during this time.

8) Decency

Holiday decorations shall not be offensive or inappropriate. Any disrespectful, derogatory, violent, or inappropriate decorations are explicitly banned.

II. Permanent Installation

Permanent holiday light installations are a new technology that utilizes LED lights discretely installed so they are not visible until they are turned on.

Guidelines for Approved permanent installations:

- 1) Lights and installation method should be professional design/appearance and not DIY
 - a) Permanently mounted roof line or window incandescent bulbs are not permitted
 - b) Permanently mounted rope lights are not permitted
- 2) Installation work should be done by experienced and insured contractors.
- 3) Lights shall be encased in a track that matches the color on the house trim so they are barely visible in daytime from the street
- 4) All wiring shall be hidden from view
- 5) Light bulbs shall be minimally visible from the street. Bulbs should protrude downward and not point or shine into a neighbor's yard.
- 6) As with temporary lights, no permanent holiday lights shall be installed that would shine into neighbors' homes.

1) Section 9.18 from CCR's.

Exterior Lighting. No exterior light, including landscape lighting, shall be installed or maintained on any Lot without the prior written approval of the Architectural Control Committee. Further, and notwithstanding such prior written approval, upon being given notice by the Architectural Control Committee that any exterior light is objectionable, the Owner of the Lot on which same is located will immediately remove said light or shield the same in such a way that it is no longer objectionable.



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RESTRICTION
Pages: 5
Fees: \$35.00

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OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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MARY LOUISE NICHOLSON
COUNTY CLERK