

## **Birdfeeder Policy**

The Master Board has reviewed the use of birdfeeders in Sterling Woods in response to issues raised about 1) the mess caused by seeds and bird droppings which can be an annoyance to surrounding unit owners, 2) the animals that are attracted by the seed which falls to the ground leading to the invasion of units by mice or other rodents, and 3) the aesthetics of bird feeders hanging from trees and decks or scattered throughout the common areas.

The Master Association documents grant the authority to the Master Board to regulate and approve what may be placed on the common elements. In accordance with that authority, the Master Board has developed the following policy for the use of birdfeeders within the common elements:

- 1) Each unit is limited to one birdfeeder.
- 2) Birdfeeders may not be placed in the front of any unit.
- 3) Birdfeeders may not be hung from trees.
- 4) Birdfeeders must not impede the work of the landscaping service
- 5) If a birdfeeder is hung from the rear deck, it must be centrally located to minimize the impact on adjoining units. End units will have more discretion.
- 6) Unit owners with birdfeeders must avoid creating a nuisance for their neighbors. If neighbors complain about excessive bird droppings, noise, and/or damage, the unit owner may be asked to remove the birdfeeder.
- 7) Unit owners with birdfeeders are responsible for keeping their patio and deck areas free from bird feces.
- 8) If a unit owner with a birdfeeder encounters a rodent problem and asks for exterminating services, they will be asked to remove the birdfeeder.
- 9) If an adjoining unit of a unit with a birdfeeder encounters a rodent problem, the birdfeeder owner will be asked to remove the birdfeeder.
- 10) Lastly, placing food on the common elements to intentionally attract large birds or animals, such as turkeys is not allowed. Such actions create an annoyance and nuisance for surrounding owners and can also lead to a rodent problem. Owners doing this will be in violation of Rule 9.1 which bans actions that are an annoyance or nuisance to other unit owners.