

Policy regarding Bird Feeders

Recently there have been occurrences of insects and rodents entering some of the buildings at Springbrook. One of the primary causes is attributed to the placement of bird feeders near the buildings. More specifically, the bird seed often times will fall on the ground and attract insects and rodents. Once adjacent to the building, they can infiltrate the dwelling. The Board of Directors has consulted with a local exterminator on the matter. The exterminator advised the board of directors, that ideally, all bird feeders should be removed from the property. However if this is approach is not desired, the bird feeders should be placed a specified distance from the buildings, and preferably towards the wooded areas.

The condominium documents specifically prohibit the placement of items that will affect the appearance of the common area. However, in the past, the Board of Directors has made limited exceptions for bird feeders and window mounted air conditioners during the hot summer months.

After a thorough review and much discussion of the matter, the Board of Directors has developed the following policy regarding bird feeders:

Small birdfeeders will continue to be permitted provided they are placed and used in accordance with the following guidelines:

- Each unit is limited to one bird feeder.
- Place bird feeders a minimum of 35 feet from any structure.
- Whenever possible, place bird feeders towards the wooded areas.
- For cleanliness purposes, please do not place bird feeders near walkways or parking areas.
- Suspend bird feeders a minimum of 3 feet above the ground.
- Place birdseed only in the feeders and not on the ground or any other location.

This policy will be placed in effect on April 1, 2003. If you cannot relocate your bird feeder due to the winter weather conditions, we ask that you please discontinue filling your bird feeder until it is properly relocated.

We look forward to everyone's cooperation regarding this policy. Your compliance will help significantly in reducing insect and rodent problems at Springbrook.

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