

Piper Meadow HOA Non-Bylaw Rules

Created January 2026

Fire Pits:

- Due to fire and property insurance, no additional charcoal or wood-burning fire pits will be approved. Fire pits that currently are wood or charcoal burning cannot be used as is due to insurance. If these pits are converted to propane gas tank or connected to gas line in the house they may be used. Fire pits require a variance, must not be under cover, must be 20 ft from any structure and be fueled by propane tank or gas line. (4/26 minutes)

Holiday Decorations

- Inflatable holiday and lawn decorations are not permitted (10/25 minutes)
- Timeline for Christmas/December decorations (10/25 minutes)
 - Holiday lights installed on town home may be installed on or after November 15 and must be removed on or before January 15. Exception to the end dates made be made due to homeowner illness and/or extreme weather conditions. Variance needed annually.
 - Lights may be lit only from Thanksgiving through January 15
 - **Seasonal Decorations:** Decorations associated with a season, e.g. autumn/harvest, may remain for the duration of the season. For example, mums and pumpkins are acceptable from September through Thanksgiving

Outside Vendors

- Only HOA-provided vendors for landscaping, fertilization, moving, snow removal and other common-use vendors are permissible. Homeowners may not contract independently for these services. (1/26 minutes)

Plantings and Landscaping (1/26 minutes)

- All trees, regardless of location, require a Variance to be submitted to the BOD
- All perennials, regardless of location, require a Variance to be submitted to the BOD
- All plantings not part of Morrell build must be watered, weeded & maintained by homeowner

Solar Panels

- No roof-mounted panels are permitted (1/26 minutes). Other types of panels require a Variance to be submitted to the BOD