

ON THE MATTER OF SIGNS IN PINE CREEK RIDGE SUBDIVISIONS

The Pine Creek Ridge Subdivisions are a planned community created and governed, in part, by our recorded Declaration. The purpose of the Declaration is to ensure that the Pine Creek Ridge Subdivisions continue to be well-maintained and that certain restrictions be followed in order to preserve the aesthetic beauty of the community, respect for our neighbors and for maintaining the appeal of each individual residence and the overall market values of the homes.

At the monthly Board meeting on July 16, 2012 and at other times, the PCRHOA Board has discussed the proliferation of non-conforming signs in our subdivisions. These included:

1. Vendor signs (painters, roofers, landscapers, asphalt companies, etc)
2. Yard signs (garage sales, yard sales, etc)
3. Banners and balloons
4. For Sale and Open House signs
5. Placing signs on PCR community property

Article VII, Section 4, item M, of the Declaration of Easements, Covenants and Restrictions for the Subdivisions states:

“No commercial signs, including “for Rent”, “for Sale” and other similar signs, shall be erected or maintained on any lot except with the written permission of Declarant, or except as may be required by legal proceedings. If permission is granted, Declarant reserves the right to restrict size, color, and content of such signs.

Unless otherwise specified by Declarant, any signs permitted by it shall have a black background and gold lettering, and shall not exceed four (4) square feet. All property identification signs, mailboxes, delivery receptacles, yard lights and the like shall be of standard color, size, and style determined by Declarant and shall be erected only in areas designated by Declarant.

According to Board Sign Restriction Policy (11-17-2008): Any signs, banners, or similar material placed in road right-of-ways, common lawn, or park areas will be removed. The only exception to this rule will be real estate and open house signs. These signs will be allowed only during the time the house is being opened and they must be Gold lettering on Black background and not exceed four (4) square feet.”

We are an evolving homeowner’s community with many new residents who may not be familiar with all aspects of the Declaration and the PCRHOA Board policies.

In regard to election signs, the Board recognizes the rights as expressed in the First Amendment of freedom of speech and political expression. Under Board policy, election signs are permissible but they are to be no more than four (4) square feet in size. The election sign may be

displayed 30 days prior to a primary, general or special election and is to be removed the day immediately following the primary, general or special election. Signs to announce and display the location of a graduation, birthday or special event are to be posted and displayed only during the day of the event. .

In an effort to gain knowledge and compliance, the Board is again notifying all homeowners of the restrictions and the Board Policy concerning signs. The Board requests each homeowner to inform any hired vendor of the requirement to abide by the Declaration and to personally undertake compliance with the Board's policy on non-commercial signs within the Pine Creek Ridge Subdivisions.

With everyone's cooperation Pine Creek Ridge Subdivisions will continue to remain the premier community in Livingston County.

Pine Creek Ridge HOA Board of Directors