EDGEWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC.

Architectural Control Committee (ACC)

SIGNS AND SIGNAGE GUIDELINES

Governing Authority: Declaration for Edgewood at Everlands, Sections 13.26 and 19, together with applicable Florida law.

1. PURPOSE

The purpose of these guidelines is to establish clear, consistent, and reasonable standards governing the display of signs within Edgewood at Everlands. These guidelines are intended to preserve the residential character, architectural harmony, aesthetic appearance, and property values of the community while respecting homeowners' rights under the Association's governing documents and applicable Florida law.

These guidelines also establish specific exceptions for certain temporary signs, including seasonal and decorative signage and small notices intended to communicate instructions to lawn maintenance personnel.

2. GENERAL SIGNAGE REQUIREMENTS

Pursuant to Section 13.26 of the Declaration for Edgewood at Everlands, signs, banners, notices, lettering, and other visible displays are subject to architectural restrictions.

Except as expressly exempted in these guidelines or protected by applicable law, all signs displayed on residential properties within Edgewood at Everlands require prior written approval from the Architectural Control Committee (ACC).

- Signs must be maintained in good condition and must not be damaged, deteriorated, or unsightly.
- Signs must not obstruct sidewalks, roadways, driveways, sightlines, drainage areas, or Association-maintained landscaping.
- Signs may not be installed on Association common property without appropriate Association authorization.
- Signs requiring ACC approval must be approved in writing before installation or display.
- Signs must comply with applicable governmental regulations and permitting requirements.
- Signs may not be placed in the windows of a home, consistent with Section 13.26 of the Declaration.

3. SIGN PLACEMENT AND INSTALLATION REQUIREMENTS

All signs permitted within Edgewood at Everlands must be displayed in a manner that preserves the architectural appearance, structural integrity, and aesthetic character of the community.

DRAFT

- Attachment to Homes Prohibited: No signs of any kind may be affixed, mounted, attached, or otherwise secured to the exterior of any residence, including exterior walls, siding, stucco, doors, garage doors, columns, or other architectural features.
- Freestanding Signs: Signs permitted under these guidelines shall be freestanding and placed within the boundaries of the homeowner's property, unless otherwise authorized by the Association.
- Common Areas: Signs may not be installed on Association common property, including landscaped areas, entrance features, perimeter walls, fences, or other Association-maintained improvements, without express authorization.
- Safety and Visibility: Signs must not obstruct sidewalks, driveways, roadways, pedestrian access, or the visibility of motorists.
- Landscaping and Irrigation: Signs must be positioned so as not to damage landscaping, interfere with irrigation systems, or obstruct routine lawn maintenance.
- Temporary Signs: Temporary signs, including exempt lawn maintenance instructional signs and seasonal or decorative signs, must comply with these placement requirements.
- Removal: Signs must be promptly removed when their approved purpose or permitted display period has ended.

No ACC approval shall authorize the attachment of signage to the exterior of a residence unless expressly permitted by the Association's governing documents or required by applicable law.

4. FOR SALE AND FOR LEASE SIGNS

For purposes of these guidelines, real estate signs are divided into two categories: homeowner-placed signs and signs displayed by licensed real estate professionals.

A. Homeowner-Placed Signs

Homeowners who personally advertise their properties for sale or lease without representation by a licensed real estate broker or brokerage must comply with the following requirements:

- Signs may not exceed 12 inches by 12 inches (12" × 12").
- Prior written ACC approval is required.
- Signs must be professionally presented, maintained in good condition, and located entirely within the homeowner's property.
- Signs must be removed promptly upon the sale or lease of the property or withdrawal of the offering.

B. Realtor and Brokerage Signs

Signs advertising properties listed for sale or lease through a licensed real estate broker or brokerage shall be treated separately from homeowner-placed signs. Under the proposed guidelines:

- The 12" × 12" size limitation applicable to homeowner-placed signs shall not apply to professionally installed signs identifying a licensed real estate broker or brokerage.
- Standard, professionally manufactured real estate brokerage signs may be considered for approval by the ACC.
- All brokerage signs require prior written ACC approval.

DRAFT

- Sign size, design, placement, and installation must be consistent with the residential appearance of the community.
- Signs must be removed promptly upon the sale or lease of the property or termination of the listing.

This proposed distinction is intended to accommodate customary real estate marketing practices while preserving ACC oversight.

5. TEMPORARY LAWN MAINTENANCE INSTRUCTIONAL SIGNS – EXEMPT FROM ACC APPROVAL

Small, temporary signs used exclusively to communicate lawn care or landscaping instructions to maintenance crews shall be permitted without prior ACC approval.

Examples include: “No Lawn Service,” “No Trimming,” “Do Not Mow,” “Do Not Edge,” “Do Not Spray,” “Keep Off Grass,” and “New Sod — Do Not Mow.”

- Signs must be small, unobtrusive, and limited to the size reasonably necessary to communicate maintenance instructions. A recommended maximum size is 12" × 12".
- Signs must be placed entirely within the homeowner’s property.
- Signs may be displayed only for the period reasonably necessary to communicate the maintenance instruction.
- Signs must be removed when the applicable restriction or maintenance condition no longer exists.
- Signs may not contain commercial advertising, political messages, or unrelated statements.
- Signs must be maintained in good condition and may not interfere with pedestrian or vehicle safety.

These temporary instructional signs are expressly exempt from the ACC application and approval process under these proposed guidelines.

6. SEASONAL AND DECORATIVE SIGNS — EXEMPT FROM ACC APPROVAL

Temporary seasonal and decorative signs shall be permitted without prior ACC approval under these proposed guidelines, provided they comply with the Association’s separately adopted Decorative Flags and Seasonal Displays Guidelines.

Examples include signs celebrating holidays, seasonal greetings, and customary decorative displays.

- Signs must be decorative or seasonal in nature.
- Signs must be appropriately sized and displayed in a manner consistent with the residential character of the community.
- Signs may not obstruct sidewalks, roadways, or visibility.
- Signs must be maintained in good condition.

DRAFT

- Holiday-related signs must comply with the installation and removal periods established in the Association's Decorative Flags and Seasonal Displays Guidelines.
- Signs containing commercial advertising or unrelated messaging are not exempt merely because they incorporate seasonal decorations.

7. OTHER SIGNS REQUIRING ACC APPROVAL

Unless otherwise expressly exempted or protected by applicable law, all other signs require prior written ACC approval. These include, but are not limited to:

- Security system and surveillance notification signs.
- Home identification or personalized yard signs.
- Contractor and service-provider advertising signs.
- Political, campaign, or advocacy signs.
- Religious or inspirational message signs.
- Community event or announcement signs.
- Private property notices and other informational signage.

Approval shall be based on objective considerations, including size, placement, materials, installation method, safety, and compatibility with the community's residential appearance, subject to applicable law.

8. PROHIBITED SIGNAGE

Unless otherwise permitted by the Declaration, expressly authorized by the Association, or protected by applicable law, the following shall not be permitted:

- Signs installed without required ACC approval.
- Signs affixed, mounted, or attached to the exterior of any residence.
- Signs attached to Association-owned walls, fences, entrance features, or common-area landscaping without authorization.
- Signs that obstruct visibility, create safety hazards, or interfere with Association maintenance.
- Signs installed in residential windows, as prohibited by Section 13.26.
- Signs that are abandoned, severely deteriorated, or improperly maintained.

9. ACC APPLICATION AND APPROVAL PROCESS

Homeowners seeking approval for signs subject to ACC review must submit an architectural application through the Association's designated property management process. Applications should include:

- The type and purpose of the proposed sign.
- Proposed dimensions, materials, and colors.
- A photograph, illustration, or manufacturer's description.
- The proposed location on the property.
- The anticipated duration of display, where applicable.

DRAFT

The ACC shall review applications in accordance with the Declaration, established community standards, and applicable Florida law. No sign requiring ACC approval may be installed until written approval has been issued.

10. COMPLIANCE AND ENFORCEMENT

Homeowners are responsible for ensuring that signage displayed on their properties complies with these guidelines and the Association's governing documents. The Association may address violations through its established compliance and enforcement procedures, consistent with Chapter 720, Florida Statutes, and the Declaration for Edgewood at Everlands. Enforcement shall be consistent, reasonable, and applied uniformly to similarly situated properties.

11. GOVERNING DOCUMENTS AND APPLICABLE LAW

These guidelines are intended to supplement and clarify the Declaration for Edgewood at Everlands and shall not supersede its provisions. In the event of a conflict between these guidelines, the Declaration, or applicable federal, state, or local law, the controlling governing document or law shall prevail.

12. ADOPTION AND EFFECTIVE DATE

These Signs and Signage Guidelines shall become effective upon formal approval and adoption by the Board of Directors of the Edgewood at Everlands Homeowners Association, Inc., subject to any additional approvals required by the governing documents.

CERTIFICATION

The foregoing Signs and Signage Guidelines were duly adopted by the Board of Directors of the Edgewood at Everlands Homeowners Association on:

_____

Date

_____

Joseph Auxilly – President

DRAFT

_____

Cynthia Kushner – Vice President

_____

Mandeep Mishra – Treasurer

_____

Bianca Terrier – Secretary

DRAFT