

Boulder Ridge Homeowners Association  
Policy Resolution #4 – Signs and Advertising

WHEREAS Article VI, Section 10 of the Bylaws grants the Board of Directors with the power to set reasonable rules and regulations concerning Association business, to protect community harmony by providing guidelines and a procedure for addressing conditions that disrupt that harmony,

LET IT BE RESOLVED THAT the following applies to the size, color and content for commercial signs and real estate signs displayed on any Site or the common areas of the development:

1. **Authorization.** Article VI Section 9 of the Bylaws for Boulder Ridge requires that the Board of Directors must provide written approval for any commercial signs erected or maintain on any Site. Exceptions are made “for sale” or real estate signs of a normal size, shape and material and those signs required by legal proceedings. Article VI Section 9 also allows the Board to restrict, size color and content of commercial signs or advertising in.
2. **Real Estate Signs on Sites.** Real Estate signs of a normal size, shape, and material may be posted on any Site, but shall be located within the legal boundaries of the Site and shall not be located in the area between the sidewalk and the street.
3. **Commercial Signs on Sites.** Commercial signs may be posted on any Site by a service organization actively providing service to the site, i.e. during the period of performance, but not to exceed 30 calendar days. Each sign shall not exceed nine (9) square feet in total face area, shall be located within the legal boundaries of the Site, shall not be located on common areas, and shall not be located in the area between the sidewalk and the street.
4. **Political Signs on Sites.** Political signs may be posted on any Site. Each sign shall not exceed nine (9) square feet in total surface area, shall be located within the legal boundaries of the Site, shall not be located on common areas, and shall not be located in the area between the sidewalk and the street.
5. **Semi-Permanent Signs at the Entrances.** The Board of Directors should provide a semi-permanent sign at two Oak Valley Drive and Waters Road entrances on an "A-frame" with a/b sides for residential use only. These semi-permanent signs will be for the purpose of BRHA announcements such as garage sale, party, For Sale by Owner, etc. Postings on entrance side of the semi-permanent signs may be made with the approval of a single director, indicated by the director’s signature on the posting, and shall remain a period of not to exceed one month unless reapproved. Postings on the exit side of the semi-permanent signs are only for use by the Board of Directors. Commercial advertising, excepting “for sale”, “garage sale”, “yard sale” and similar, is strictly prohibited.
6. **Real Estate Signs in the Common Areas.** Real estate signs of a normal size, shape and material may be posted in the common arrears near the Oak Valley Drive and Waters Road entrances for Sites within the development.

Boulder Ridge Homeowners Association  
Policy Resolution #4 – Signs and Advertising

- 7. **Subordinate to Condominium Documents.** This resolution is subordinate to the Condominium Documents. If any part of this resolution is found to conflict with the Documents, the Condominium Documents will govern.
- 8. **Each Provision Separate.** If any part of this resolution is deemed to be invalid, the remainder of the resolution shall remain valid and enforceable.
- 9. **Replacement of Previous Signs and Advertising Policy.** This resolution replaces any previous resolutions or policies regarding signs and advertising.
- 10. **Amendment and Revocation.** Per Article VI, Section 10 of the bylaws, the Board of Directors may amend this resolution. The resolution may also be revoked at any time by the affirmative vote of a majority of the Owners.

Signed: \_\_\_\_\_, 2001

\_\_\_\_\_  
President - Board of Directors

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member