

Windmill Ranch Homeowners Association, Inc.

RESOLUTION NUMBER 20240717B

Signs Policy

WHEREAS, Section 8.1 of the Bylaws of Windmill Ranch Homeowners Association, Inc. ("Bylaws") assigns the Board of Directors ("Board") all powers and duties necessary for the administration of the affairs of Windmill Ranch Homeowners Association, Inc. ("Association") and states that the Board may do all such acts and things, except those matters that the Board is prohibited from doing by law or the governing documents;

WHEREAS, Article III, Section 8 of the Windmill Ranch Homeowners Association, Inc. DCCR's allows for the modification of the limitations regarding signage allowed on developed and undeveloped lots;

WHEREAS, the Board has created a policy to provide clarification to the ARC and the Association as to when signs are permitted on the homeowner's property while adhering to the standards set forth in the Texas Property Code Section 209.

NOW, THEREFORE, BE IT RESOLVED that a motion was voted on by the Board of Directors on July 17, 2024 to authorize this policy to become effective on August 1, 2024.

Windmill Ranch Homeowners Association, Inc.

RESOLUTION ACTION RECORD No. 20240717

Pertaining to: Sign Policy

Duly adopted at a meeting of the Board of Directors held: July 17, 2024

Motion by: LISA CUBLEY Seconded by: RICHARD GRALLER HOLZ

VOTE:	YES	NO	ABSTAIN	ABSENT
<u>MSdm</u> President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Wey</u> Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>ERCubley</u> Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Wey</u> Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Wey</u> Director - ACC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Wey</u> Director - RCC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>VACANT POSITION</u> Director - Social	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:
Wey
Secretary

7-17-2024
Date

Resolution effective date: AUGUST 1, 2024

Signs Policy

Business Signs – Signs promoting businesses are not allowed in the neighborhood pursuant to the DCCR's. No exceptions.

Real Estate Signs – Real Estate Signs will be allowed subject to ARC Approval prior to installation. An ARC request form must be filed with the ARC Director. Forms can be found on the windmill-ranch.org website. Please email completed forms to wmranch.acc@gmail.com

Security Signs – Security Signs do not require ARC approval. Limit of one per home to be located in close proximity to the front of the house.

School Signs – Signs celebrating academic or athletic achievement or FFA participation for students are allowed in the subdivision without prior ARC approval subject to the following stipulations:

- They are located in close proximity to the house.
- Each sign shall be no larger than 18" x 24", or a maximum of three (3) square feet.
- They are up only during the school year (per the Comal ISD school calendar).

Political Signs – Political signs will be allowed in the subdivision without prior ARC approval subject to the following stipulations:

- Each sign shall be no larger than 18" x 24", or a maximum of three (3) square feet.
- Up to a maximum of eight (8) signs per lot.
- Each lot is limited to one (1) sign per candidate.
- Sign(s) must be a minimum of twenty (20) feet from the road.
- Sign(s) must be ground or fence mounted.
- Sign(s) may not be placed more than ninety (90) days prior to Election Day and must be removed no later than ten (10) days after Election Day.

All other political signs or any deviation from the above stipulations must be submitted to the ARC for approval prior to installation. Forms can be found on the windmill-ranch.org website. Please email completed forms to wmranch.acc@gmail.com.

The HOA will follow Texas State Law – Title 15, Chapter 259 when approving requests.

JUST A REMINDER: THE WINDMILL RANCH HOA OWNS NINETEEN (19) FEET ON EITHER SIDE OF THE STREET. ALL SIGNS PLACED ON HOA PROPERTY WILL BE REMOVED WITHOUT NOTICE TO THE ADJACENT PROPERTY OWNERS AS THE HOA DOES NOT ENDORSE BUSINESSES OR CANDIDATES.