

HOA POLICY AND PROCEDURE

Signs and Advertising Devices

Adopted: March 2010

Our HOA Covenants, Article VIII(E)(7), state that “Unless approved in writing by the Board of Directors of the Association, no sign or other advertising device of any nature shall be placed for display to the public view on any Lot or other portion of Property.”

Consequently, in order to ensure that our community maintains the appearance and the quality so important to all of us, and to comply with our Covenants, it is the obligation of the Board of Directors to have a set of guidelines concerning signage in place. Therefore, the Board has adopted the Policies and Procedures below. These policies will fulfill the requirement for written approval demanded by the Covenants.

Any signage that does not fall into the exception categories below will need separate approval, for which the homeowner will have to submit a request to the Board in writing.

Policies and Procedures:

No signs whatsoever shall be permitted on Common Areas and Open Spaces, roads, or easements except for standard size Garage Sale Signs and Open House Signs at the Entrance. Signs at the entrance must be removed promptly after completion of the Garage Sale and the Open House, as the case may be.

Signs at the entrance may not block the view of Route 364 in either direction.

No signs shall be permitted on homeowners' lots, except for:

- Standard size “For Sale” signs (including “Open House” signs associated with the property for sale), “Sold” and “Sale Pending” signs.
- One alarm sign, one invisible fence sign, or one other small “placard” sign that notifies visitors of safety or security issues related to the homeowner’s property, provided that the sign does not exceed 12 inches by 12 inches in size.
- Political signs prior to public elections, provided that:
 1. No property may display more than two (2) signs on any given day;
 2. The signs shall not exceed 2 feet high by 2 feet wide;
 3. The signs shall be placed in the front yard only, between the front door and the curb;
 4. Signs may be placed only during the 30 days preceding an election;
 5. Signs must be removed the day after the election.
- Standard size Contractor signs for a period of one week.
- Standard size Garage Sale Signs for five days.

In accordance with Article VIII(C) of the Covenants, in the event of violation of these policies, the Board will send the homeowner a written notice via e-mail or regular mail.

If the violation has not been corrected within a week, the Board will send a second written notice via e-mail or regular mail. If an Owner fails to comply within five (5) days after receipt of the second notice, the Board of Directors will remove the sign(s).

Reasonable efforts will be made to notify the sign owner concerning its removal and where it may be retrieved. Removed signs will be stored for 30 days, prior to permanent disposal of the sign.