

Hood County Clerk
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Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2023-0000508 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: LAKES AT TIMBER COVE POA INC

Pages: 5

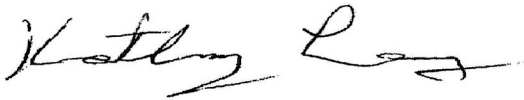
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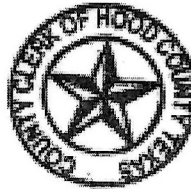
Recorded On:	01/12/2023 02:11 PM	Notes:
Document Number:	2023-0000508	
Receipt Number:	R230558	
Amount:	\$33.00	
Recorded By:	Jessica Galarza	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

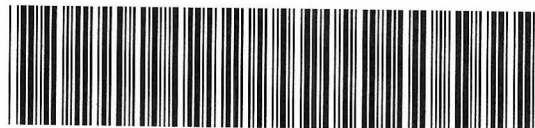
**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office
CHARLES CRAUS



POLITICAL SIGN POLICY
for
LAKES AT TIMBER COVE POA, INC.

THE STATE OF TEXAS §

§

COUNTY OF HOOD §

I, Arnor Brown, Secretary of Lakes at Timber Cove POA, Inc. (the "**Association**"), certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the 11th day of January, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Political Sign Policy was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. Article IV, Section 4.5 of the Declaration of Covenants, Conditions and Restrictions, Easements, Charges and Liens for Lakes at Timber Cove, recorded in the Official Public Records of Hood County, Texas, at Volume 1875, Page 0188, *et seq.* (the same has been or may be amended from time to time, the "**Declaration**"), states in relevant part:

"No signs, advertisement, billboards or advertising structure of any kind may be erected or maintained on any Lot without the consent in writing of the Architectural Control Committee except one (1) professionally made sign not more than twelve inches (12") wide by twenty-four inches (24") long identifying the Lot owner's name or names and/or address. All other signs are prohibited, unless otherwise stipulated herein..."

2. Section 259.002 of the Texas Election Code requires property owners' associations to allow owners to display certain political signs on their property and authorizes the Association to regulate such signs and the display thereof as allowed by the statute.

3. The sign prohibition in Article IV of the Declaration is more restrictive than is permitted by Section 259.002(b)(1) of the Texas Election Code.

4. The Board of Directors of the Association desires to adopt a political sign policy consistent with the provisions of Section 259.002 of the Texas Election Code.

5. This Political Sign Policy replaces and supersedes any previous political sign policy, if any, adopted by the Association.

6. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

POLICY:

- A. Texas Election Code Section 259.001(e) defines "political advertising sign" as a written form of political advertising designed to be seen from a road but does not include a bumper sticker.
- B. **"Political Sign"** or **"Political Signs"** as used in this Political Sign Policy (**"Policy"**) shall mean a political advertising sign as defined in the Texas Election Code.
- C. An Owner may place a ground mounted Political Sign on their Lot that advertises a candidate or measure for an election provided the Political Sign complies with the terms and provisions of this Policy.
- D. No Political Sign may be placed on an Owner's Lot prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an Owner's lot after the tenth (10th) day after the election date.
- E. No more than one (1) Political Sign is allowed on a Lot per candidate or measure for an election.
- F. Political Signs may be displayed only on an Owner's Lot, and may not be located on, nor encroach on, another lot, Common Property, or any property owned or maintained by the Association.
- G. No Political Sign may:
 - i. contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - ii. be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - iii. include the painting of architectural surfaces;
 - iv. threaten the public health or safety;
 - v. be larger than four feet by six feet (4'x6');
 - vi. violate a law;
 - vii. contain language, graphics, or any display that would be

offensive to the ordinary person; or

viii. be accompanied by music, other sounds, by streamers or
is otherwise distracting to motorists.

Any Political Sign installed on a Lot that is not in compliance with this Policy will be considered a violation of the Association's governing documents. The Association may remove a Political Sign displayed in violation of this Policy [See Texas Election Code Section 209.0052(e)].

[Certification page follows.]

CERTIFICATION

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Political Sign Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Hood County, Texas.

LAKES AT TIMBER COVE POA, INC.

By: Armor Brown

Printed: Armor Brown

Its: Secretary

THE STATE OF TEXAS §

§

COUNTY OF HOOD §

BEFORE ME, the undersigned notary public, on this 11th day of January, 2023, Armor Brown personally appeared Armor Brown, as Secretary of Lakes at Timber Cove POA, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

