

RESOLUTION

WHEREAS, **Gregg's Landing North Homeowners Association** ("Association" or "HOA") is an Illinois not-for-profit corporation, organized and operating for the purpose of administering and maintaining the Common Areas at the property commonly known as the **Gregg's Landing North Homeowners Association**; and

WHEREAS, Association is administered by a duly elected Board of Directors in accordance with the Declaration for Gregg's Landing North and the Declaration of Home Construction Standards for Gregg's Landing North; and

WHEREAS, the Board of Directors is charged with the responsibility of maintaining the Association's property and acting in the best interests of the members of the Association; and

WHEREAS, under the Declaration, the Association and the Board have the power to adopt rules regarding the placement of signs in the Community Areas and Association Maintained Community Areas in the Association; and

WHEREAS, the following provisions shall not be applicable to private property, the Parks, the Golf Course, the commercial area, and other Village property; and

WHEREAS, the Board of Directors has deemed it to be in the best interests of the Association to adopt the following Resolution with respect to signs in these areas for the following purposes: the health, safety, and welfare of the property and its residents; to eliminate clutter; to allow for easier maintenance of the Common Areas; to maintain the aesthetics of the Association; and to maintain property values.

NOW, THEREFORE, BE IT RESOLVED:

No signs shall be permitted on any Common Area, unless they are delineated below. In addition to the provisions below, all signage must comply with the Village of Vernon Hill's current ordinances at all times (Section 19 of the Municipal Code.)

A. Signs authorized by the HOA or Governmental entities:

1. Authorized and duly adopted by the HOA
2. Authorized and duly adopted by the Village of Vernon Hills
3. Pedestrian and traffic control signs installed and maintained by the Village or County
4. White Deer Run golf course or clubhouse directional and advertising signs approved by the Village and HOA
5. Any sign regarding health, safety, and welfare issues authorized and installed by the County, Village, Police, or Fire Departments

6. Temporary detour, men working, or similar construction signs installed by the County, Village, HOA, utility companies, or its contractors
7. Community and Neighborhood entry monuments
8. Park District signs posted in the rights-of-way adjacent to their parks

B. Signs placed by residents within the Association or their agents:

1. Garage Sale signs, but only on the weekend of the official Gregg's Landing garage sale weekend as approved by the Village. During such garage sale, signs shall not be posted before 6PM Thursday evening nor after 6PM Monday evening. (Note: Inverness homes are not permitted to have garage sales.)
2. Open House or Estate Sale signs or directional arrows at the entrance to the neighborhood hosting the Open House, but there shall be no more than two such signs. The time period shall match the Village requirements, which are currently only on Wednesdays from 9AM to 2PM and Saturdays and Sundays from 12:00 noon to 5:00PM.

C. Signs placed by residents from inside or outside Gregg's Landing:

1. No political or public issue signs shall be permitted in the Common Areas, except within two hundred feet (200') of the driveway entrance to the White Deer Run clubhouse, if and when it is being utilized as an official Polling Place. These signs may not be erected more than one day before the election and must be taken down within one day after the election.
2. No signs of any type shall be installed on any Parkway medians or cul-de-sac islands unless approved by the HOA or the Village.
3. No signs of any type shall be installed in front of any entry monument unless approved by the HOA or the Village.

D. Signs specifically excluded from any Common Areas:

1. For Sale, Rent, or Lease signs.
2. Sports team signs.
3. Advertising signs (e.g., lawn services, home maintenance services, property tax appeals, etc.)

E. Remedies and Interpretation:

1. Any resident may petition the HOA to approve a sign or to seek clarification as to any ambiguity within this Resolution.
2. The interpretation of this Resolution shall be as defined by a majority of the HOA Board, in their sole discretion and determination.

3. The interpretation of the Village Sign Ordinances shall be as defined by the Village's Building Commissioner.

4. Garage sale signs, real estate signs, political and public issue signs, and any other signs not requiring a permit, erected in any public right-of-way or Common Area, in violation of this Resolution or Village Ordinances, shall be considered public property and shall be summarily removed and disposed of by the HOA without notice to the resident. The HOA shall have no liability to the resident who erected said signs for the value or cost of the signs under any circumstances.

5. The HOA Board can select from time to time those individuals, companies, and/or contractors who are authorized to remove and dispose of non-conforming signs.

Notwithstanding anything to the contrary above, Section 20-3 of the Vernon Hills Municipal Code provides that, "No person shall cause, create or make an encroachment or obstruction including the placement of boulders, posts, signs, or structures deemed inappropriate by the director of public works upon the public streets or municipal property within the village." Consequently, even a permitted sign may have to be moved or removed if it is deemed inappropriate by the Director.

APPROVED THIS _____ DAY OF _____, 20__.

Gregg's Landing North Homeowners Association

By: _____
Its President

ATTEST:

By: _____
Secretary