

ARBOR RIDGE HOMEOWNERS' ASSOCIATION
ADMINISTRATIVE RESOLUTION NUMBER 2010-001
Signs, Notices and Aesthetic Appearance – Common Areas and Private Lots (Properties)

WHEREAS, The Arbor Ridge Homeowners Association Board of Directors according to the By-Laws, Article 7, Section 1 is given the "power to adopt and publish rules and regulations governing use and maintenance of the Common area and to establish fines and penalties for the violation thereof."; and

WHEREAS, Pursuant to Declaration Section A-6, Signs, No signs shall be erected or maintained on any lot (Excluding Arbor Ridge Entry Monument Signs) except that not more than one "For Sale" sign placed by the owner, Declarant or by a licensed real estate agent, consistent with controlling governmental ordinances, may be temporarily displayed on any lot. This restriction shall not prohibit the temporary placement of "political" signs on any lot by the owner; and

WHEREAS, it is the intent of the Board of Directors to regulate the use of signs and other items which affect the aesthetic appeal of Arbor Ridge neighborhood;

NOW, THEREFORE, BE IT RESOLVED THAT the following rules shall apply:

1. Freestanding real estate or directional signs are allowed for an open house. A maximum of two (2) signs can be used to direct prospects to an open house. The maximum size of this type of sign is 24" x 36". All signage must be removed at the end of the day. Signs may only be displayed during "open house" hours. If Agents need to place signs on other home owners lot(s), they are required to get the permission of that lot owner.
2. One (1) real estate sign can be located on the lot itself, with the sign being located in the middle of the front yard near the street side lot line. Under no circumstances shall a sign be allowed on a the side of the yard or backyard. The maximum size of this approved sign is 18" x 24" and must be suspended or attached to a signpost and be of commercially created signs that are professional in look and feel. No hand made signs will be allowed. For Sale signs and posts must be removed within five days of closing of the sale.
3. Building signage is only allowed in building windows or on front door. Allowed signs are Neighborhood Watch, Security Permits, No Soliciting, Block Home and For Rent signs. All signs must be commercially created and are professional in look and feel. No hand made signs will be allowed. Signs should not exceed the size of 12" x 12".
4. One (1) rental sign may be placed in the building window outlined in section three (3). Directional signs are not permitted for rental units. Rental sign must be removed within five days of closing of rental.
5. Garage sale, yard sale, announcements signs and other display materials are permitted only during the day of the event or a reasonable time frame for the event. If unsure of a reasonable time frame follow the Request for Exception process in Section Thirteen (13).
6. Security signs on stakes are permitted on private lots; however, the signs should be as close to the building as possible. Signs should not exceed the height of 24".
7. House numbers painted on street curbs should be stenciled professionally with black lettering on white background and not be taller then the height of the curb and no longer then 15".

8. Commercial signs, general notices and other signs are not permitted in Arbor Ridge except as authorized elsewhere in the Association's general rules and regulations. Vendor's performing work on a lot may place One (1) sign on the lot while performing work for the lot owner. Any sign must be removed upon completion of the project. The maximum size of this approved sign is 18" x 24" and must be suspended or attached to a signpost and be of commercially created signs that are professional in look and feel. No hand made signs will be allowed.

9. Advertisement signs for any purpose of generating business for a lot owner is not permitted on any Common Area or Private Lot.

10. All signage within Arbor Ridge directing people to homes outside Arbor Ridge will be removed immediately without notification and discarded.

11. The Association shall retain the right to remove unauthorized signs without notice and/ or require the lot owner to remove the sign(s). Lot owner shall bare any expense of removal by the Association if applicable.

12. Lot owner shall ensure that no damage occurs to underlying irrigation and utilities and will get proper location services where needed to ensure proper placement of signs are done. Lot owner shall repair any holes or damage back to original condition created by posting signs after removal. Lot owner shall bare any expense of repair to any damage created by the placement of their sign on their own lot or common property if applicable.

13. Requests for exceptions to the sign rules may be submitted in writing to the Association's Management Company office for review and consideration by the Association at the next Board Meeting.

This resolution was passed by the Board of Directors on July 12, 2010.

ATTEST:

President, Board of Directors
Arbor Ridge Homeowners Association

Secretary, Board of Directors
Arbor Ridge Homeowners Association

July 12th, 2010

Date