

COMMON AREA/RIGHT OF WAY SIGN POLICY

ADOPTED BY RESOLUTION OF THE

FM 2271 OAKS AT LAKEWOOD HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS

This Resolution of the FM2271 Oaks at Lakewood Homeowners Association, Inc. Board of Directors was adopted unanimously at its duly called September 21, 2017 meeting.

Whereas, The FM2271 Oaks at Lakewood Homeowners Association, Inc. ("Association") Board of Directors ("Board") is authorized by the Declaration of Covenants ("Declaration") to establish policy, protect common areas from loss or damage, make reasonable rules and regulations for the operation of the common areas, and to enforce the provisions of rules and regulations, and to enjoin and seek damages and fines from any owner for violation of the same; and

Whereas, Articles 4.08 and 4.09 of the Declaration restrict the type and nature of signs that may be posted on a Lot; and

Whereas, Article 1.03 of the Declaration defines a Lot as being a plot of land on the Plat intended for single family use; and

Whereas, The definition of "Lot" means that Articles 4.08 and 4.09 do not apply to HOA common areas or HOA maintained rights of way (ROW); and

Whereas Article 6.03 of the Declaration assigns the care and maintenance of the signage and areas along the fencing easements to the Association, and requires that these areas "be preserved for their intended purpose, which is to enhance the appearance of same to the public".

NOW THEREFORE, IN CONSIDERATION OF THE AUTHORITY VESTED IN THE ASSOCIATION'S BOARD OF DIRECTORS, THE BOARD VOTED UNANIMOUSLY TO ESTABLISH THE FOLLOWING POLICY REGARDING THE POSTING OF SIGNS IN THE COMMON AREAS AND RIGHTS OF WAY ALONG MORGAN'S POINT ROAD:

1. Residents have the right to post signs that are in compliance with the Declaration on their Lot.
2. Residents wishing to post signs promoting yard sales/garage sales, or other non-commercial events, must bring their sign to the Management office, at 1 Bending Branch Road, for possible approval and placement in the HOA common areas or HOA maintained rights of way (ROW).
3. Signs marketing the sale or lease of any Lot, by a Builder Member, Declarant, or Owner are strictly prohibited in any location other than on the Lot they are marketing.
4. Any sign posted in violation of this policy will be removed, and the Owner will be sent violation notices and/or fines, in accordance with the FM2271 Oaks at Lakewood HOA Policy Manual.

FM-2271 OAKS AT LAKEWOOD HOMEOWNERS ASSOCIATION, INC.



Dawn Woodard, Oaks at Lakewood HOA President



Date