

BURNT STORE LAKES
PROPERTY OWNERS ASSOCIATION, INC.

POLICY/PROCEDURE STATEMENT

SIGN POLICY

Purpose: To establish procedures and requirements for posting of signs advertising a contractor, condominium or commercial project prior to new single family home construction, multi-family and/or commercial land development within Burnt Store Lakes.

Procedure: Before any signage may be erected, the property owner, builder or other contractor/developers' agent, must contact the Board of Directors by submitting documentation for review by the Architectural Review Committee (ARC), prior to the commencement of construction. The following criterion for approval(s) is required.

A. Single Family Lots

1. Single Family Restrictions, Section 4, "Approval of Plans, Specifications and Locations of Buildings" must be followed in that, "There shall be no construction signs displayed except those that may be required by law".
2. Single Family Deed Restrictions, Section 15, "Signs and Displays", must be followed in that, "No signs shall be erected or displayed on the property or on any structure, except that the Grantor may allow a sign to be erected at its discretion, if the placement and character, form and size of such sign be first approved in writing by the Grantor. This provision shall not apply to "for Sale" or "For Rent" signs which may be displayed, there shall not be, however, more than one "for Sale" sign on any property under contiguous ownership, and no "For Sale" or "For Rent" sign shall be in excess of 6" x 8" in size."

B. Multi-Family Lots

1. Multi-Family Deed Restrictions, Section 4, "Approval of Plans, Specifications and Locations of Buildings" must be followed in that, "There shall be no construction signs displayed except those that may be required by law". Exceptions upon request as outlined below.
2. Multi-Family Deed Restrictions, Section 15, "Signs and Displays", must be followed in that, "No signs shall be erected or displayed on the property or on any structure, except that the Grantor may allow a sign

to be erected at its discretion, if the placement and character, form and size of such sign be first approved in writing by the Grantor. This provision shall not apply to "for Sale" or "For Rent" signs which may be displayed, there shall not be, however, more than one "for Sale" sign on any property under contiguous ownership, and no "For Sale" or "For Rent" sign shall be in excess of 6" x 8" in size. Exceptions upon request as outlined below.

3. For the purpose of the contractor/developer to advertise sales, requests for increased sign size must be submitted in writing and must include, but not limited to, an artist's rendering or a picture of the proposed sign including verbiage, as well as the requirements listed in Section D below.
4. This policy provides for the Grantor to allow one (1) sign per project, as recommended b ARC and approved by the Board of Directors, and conditional upon meeting all requirements in Section D below.
5. The posting of any sign shall occur after written ARC/Board of Director approval is granted, and must be dismantled at such time as the last unit receives Final Certificate of Occupancy. Issuance of approval shall not prevent Grantor from enforcing previous provisions.

C. Commercial Development – Tracts

1. Adhere to same deed restriction requirements as the Multi-Family Sections 4 and 15 as stated above in B.1 and B.2.
2. For the purpose of the contractor/developer to advertise sales, requests for increased sign size and number must be submitted in writing and must include, but not limited to, an artist's rendering or a picture of the proposed sign including verbiage, as well as the requirements listed in Section D below.
3. This policy provides for the Grantor to allow up to three (3) signs as recommended by ARC and approved by the Board of Directors, and conditional upon meeting all requirements in Section D below.
4. The posting of any sign shall occur after written ARC/Board of Director approval is granted, and must be dismantled at such time as the last unit receives Final Certificate of Occupancy. Issuance of approval shall not prevent Grantor from enforcing previous provisions.

D. Sign Requirements

1. Sign dimensions shall not exceed 8 square feet (i.e., 4 feet x 2 feet) for Multi-Family development.
2. Sign dimensions shall not exceed 16 square feet (i.e., 4 feet x 4 feet) for Tract development.
3. Verbiage shall include the builder's/contractor's name, address, telephone number, or valid contact telephone information, in addition to rendering of the project or a description of the units.
4. The colors of the sign shall complement the colors of the finished project and/or the surrounding area and must be approved by ARC.
5. The sign shall be securely mounted on 4" x 4" posts and be well maintained. Placement shall be within six (6) feet of the County right of way.
6. The height limit shall not exceed six (6) feet from the ground to the top of the sign.

Developed/Proposed: January 2007

Adopted: February 13, 2007