

HIGHLAND SHORES OWNERS ASSOCIATION
New Construction Committee
Signage Policy
Effective June 27, 2005

The intent of this Policy is to ensure that all signage within Highland Shores is consistent, aesthetically pleasing, inoffensive and to a standard that reflects credit on the community.

This Policy is adopted in accordance with paragraph 5 of Exhibit "C" (Land Use Standards) of the Declaration of Covenants, Conditions and Restrictions for Highland Shores Owners Association.

SIGNAGE

No signs, advertisements, billboards or advertising structure of any kind shall be displayed to the public view on any portion of a Residential Unit lot or structure or on any separately platted lot or other portion of the Properties, except (i) a sign of not more than four square feet advertising such Residential Unit, lot or other portion of the Properties for sale or rent, or (ii) a sign which is first approved by the NCC in writing or in the design guidelines adopted by the NCC pursuant to Article XI, Section 1 of the Declaration of which this Exhibit "C" is a part.

This Policy is also adopted in accordance with paragraph 3.3 of the Highland Shores Owners Association NCC (New Construction Committee) Design Guidelines and Review Procedures for New Construction (August 11, 1995):

SIGNAGE

All signage must conform to the Highland Shores Sign Design Guidelines. Three types of temporary signs are allowed: temporary Builder signs, temporary model home signs and real estate sales signs. . . All signage design and placement at Highland Shores will require NCC approval. No signage will be allowed in a street, off-site on neighboring property, mounted on buildings or trees.

Builder Sign:

Signs identifying the Builder, lot number and sales status...The sign may be placed on the lot at the time of optioning the lot before construction begins and it must be removed at occupancy. One subcontractor sign may be placed on a lot. All signs must be removed upon sale of the residence.

Builder Model Home Sign:

Each model home may erect a sign indicating the Builder's name in accordance with the sign design guidelines.

Real Estate Sign:

Each dwelling unit may erect one (1) real estate sign to advertise the sale of the premises upon which the sign is located. The real estate sign must be located on the property of the unit it is advertising and not in any Common Area or on public property.

This Policy has been further amended, effective June 27, 2005 to incorporate revisions required by Section 202.009 of the Texas Property Code entitled "Regulation of Display of Political Signs."

In addition to the above restrictions, the following commonly encountered sign types are specifically addressed, to provide further guidance to HSOA members:

1. One Home Security Provider sign (e.g. ADT, Brinks, etc.) may be permanently placed, as a crime deterrent, in a prominent location near the foundation of the residence.
2. Local School or Sport Team Affiliation signs may be temporarily (for the period of the relevant season) placed in a location near the foundation of the residence.
3. One Contractor sign associated with temporary repair and/or maintenance work at the residence may be placed in the front lawn for the duration of the work project only.
4. In conjunction with scheduled elections, a maximum of one (1) political sign per candidate or ballot item can only be placed in the front lawn during a period commencing ninety (90) days before and up to ten (10) days after the election to which the sign relates.

A maximum of one (1) purely public information sign, such as notification of date, time and place of upcoming Town Meeting, Public Hearing, etc. - with no associated political content may be placed in the front lawn no sooner than thirty (30) days prior to the event and must be removed within twenty-four (24) hours after completion of the event. Additional signs, of a political and/or protest nature, are not allowed.

5. Garage/Yard Sale signs are strongly discouraged. The HSOA conducts association-wide garage sales twice per year, at which time members are asked to indicate their participation by placing balloons on the mailbox on the date of the sale. Members are encouraged, as a courtesy to neighbors, to limit their garage/yard sales to these events.
6. Incidental Private Signs (such as, but not limited to lost pet, birth announcements, birthdays, graduations, anniversaries) are allowed only for a reasonable period (not to exceed one week)
7. All signage, other than the above or any variances to the above signage, must be specifically approved, in advance, by written submittal to the NCC.

In addition, members are advised that:

1. All signage specified above must be of an attractive nature - without lights or other non-standard decorative components and be properly maintained. All such signs must be self-supporting or ground mounted, and not be attached to any pole, fence, tree or structure. No signs are permitted that would be a safety hazard, or in any way be of an offensive nature. Political signs, as allowed by Section 202.009 of the Texas Property Code, may be no larger than four (4) feet by six (6) square feet; size restrictions for all other signs remain unchanged - they must be of an appropriate size and in no case larger than six (6) square feet. All other restrictions contained in Section 202.009 (c) of the Texas Property Code pertaining to the display of political signs are incorporated herein by reference for all purposes and shall be a part of this Policy.
2. In addition to the HSOA restrictions, members are also required to comply with any relevant City of Highland Village ordinances.
3. The Highland Shores Owners Association, through the NCC, the Board of Directors and the appointed on-site management staff has an obligation to enforce this Policy, which includes removal of any signage in violation of this policy.

Originally adopted by the Highland Shores Owners Association NCC (New Construction Committee) July 18, 2003. Incorporated addendum adopted by the NCC August 22, 2003.

Originally endorsed by the HSOA Board of Directors July 21, 2003. Incorporated addendum endorsed by the HSOA Board of Directors August 22, 2003

Amendment endorsed by the HSOA Board of Directors June 27, 2005.