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# **RIVER OAKS LANDING**

## **HOMEOWNERS ASSOCIATION, INC.** EST 1996

### **River Oaks Landing Homeowner's Association Policy for Displaying a Sign on a Private Lot Approved August 20, 2020**

From time to time, a resident of River Oaks Landing may desire to display a sign on a private lot. A few examples of a desired sign might include a For Sale sign, a political campaign sign, a religious holiday sign, a contractor advertisement sign, or a special use sign like a birth announcement, garage sale, graduation, or an award announcement. As a deed restricted community, the River Oaks Landing Homeowner's Association (ROLHOA) Covenants, Conditions & Restrictions (CC&Rs), state the following about posting signs on an individual lot:

Section VIII RESTRICTIONS, item 11. Signs (page 16):

11. Signs. No sign of any kind other than the name and address of the owner shall be displayed to the public view on any lot or improvements thereon except for the following:
  - A. Homeowners may display one sign not exceeding four square feet, provided said sign is expressly approved in advance and in writing by the ARC.

To further support the CC&Rs, the 2020 ROLHOA Board of Directors has approved a policy statement intended to specify in greater detail additional requirements and guidance for residents when seeking ARC approval, and for the Architectural Review Committee when approving sign requests.

Board Approved Policy for Displaying a Sign on a Private Lot:

In addition to the restrictions provided in the governing documents, a single sign not exceeding four square feet and approved in advance in writing by the ARC, must be non-illuminated and with the top of the sign no higher than 5 feet from the ground. The sign must be located on the private lot, not in the ROLHOA Tract E right-of-way located between the sidewalk and the road. The sign may be placed no more than 30 days prior to the event and must be removed within 48 hours after the event by the resident of the property. If heavy winds or a storm is forecasted, the sign must be removed by the resident until the inclement weather passes. A sign not removed within these parameters is subject to removal without notice.

Please note: If it meets all of the above requirements, a single sign for a political candidate, or a campaign sign for an election, does not have to be approved by the ARC.

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ROLHOA President

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ROLHOA Secretary

Last revised: 8/20/2020

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