

# PROVIDENCE MASTER ASSOCIATION

## RESIDENTIAL SIGN POLICY

### Current CCR's:

Section 9.12: Signs and Advertisements. No sign, advertisement, billboard or advertising structure of any kind shall be erected upon or displayed or otherwise exposed in view on any Lot or any improvement thereon without the prior written consent of the Association; provided that this requirement shall not preclude the installation by Developer of signs identifying the entire residential development or any Pod or other section of the development and provided further that this requirement shall not preclude the placement by Owners or Builders of directional signs and "For Sale" signs in the front of individual residences of such size, character, and number as shall from time to time be approved by the Association. Any directional signs or "For Sale" signs installed by Builders must be approved in advance as the location and type by Developer, The Association shall have the right to remove any such unapproved sign, advertisement, billboard or structure that is placed on said Lots, and in doing so shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal.

The intent of the current policy (CC&R's) and the New Sign Policy is to create a clarification of **"USE RESTRICTIONS"** while maintaining a **"Community Wide Standard"**.

### New Sign Policy:

Per Section 9.12 of the Providence Master Association Covenants, Conditions and Restrictions (CC&R's), no sign shall be erected within a Providence Residential Neighborhood without the written consent of the Providence Master Association – Board of Directors, including posters, circulars, billboards, including "for rent" or "for lease" signs. If permission is granted to any Person to erect a sign within the Residential Community, The Providence Master Association – Board of Directors, Property Management Company, or other entity or person(s) acting on behalf of the Master Association, as applicable, shall have the right to restrict the size, color, lettering, and placement of such sign. The Providence Master Association – Board of Directors, Property Management Company, or other entity or person(s) acting on behalf of the Master Association, shall have the right to erect signs as it, in its discretion, deems appropriate, including, without limitation, "for sale", entry and directional signs.

Adopted: 10/20/2011

Effective: 11/01/2011

# PROVIDENCE MASTER ASSOCIATION

## RESIDENTIAL SIGN POLICY

A homeowner or Real Estate Company on behalf of the Homeowner, or a bank owned home may display no more than one (1) "For Sale" sign. The sign displayed cannot be larger than 24 inches by 24 inches (24"x24"). The displayed sign must be a wire framed or metal framed sign that permits temporary placement of such sign. The wording of such must be professionally printed and specific to the purpose of the "For Sale" sign, as to, company information, company logo, and pertinent contact information. A homeowner who desires to sell their own home may only display one (1) pre-printed "For Sale" or "For Sale by Owner" wired frame or metal frame sign that permits temporary placement of such sign. All permitted signs must be placed or displayed in the approved method of manner and no closer than ten feet (10') from the curb line or sidewalk of the individual premises.

"For Rent" or "For Lease" signs are not permitted to be displayed in a residential yard.

"For Rent" or "For Lease" signs may only be displayed from the interior window visible to the street of a residence and only one (1) sign is permissible per residence.

No sign shall not have any decorations of any type attached to it, including, but not limited, to additional signage, balloon's, flowers, etc.

No other signs are permitted at any time, including, but not limited to, yard sales, garage sales, or other advertising signs of any type, etc.

No signs of similar type are permitted on Common Area owned by the Providence Homeowner Association. Any signs posted on Common Area owned by the Providence Homeowner Association must have pre-approval by the Master Homeowner Association Board of Directors.

Per 9.12 of the CC&R's; The Association shall have the right to remove any such unapproved sign, advertisement, billboard or structure that is placed on said Lots, and in doing so shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal.

Adopted: 10/20/2011

Effective: 11/01/2011