

## RESOLUTION REGARDING SIGNS

**Chadwick Estates Homeowners Association, Inc.**, (the "Association"), by its Board of Directors (the "Board"), at a duly scheduled meeting held on October 16, 2012, with quorum present, resolved as follows:

### RECITALS

**Whereas**, the Board has determined the Board has the right and authority to regulate signs within Chadwick Estates (the "Subdivision") pursuant to paragraph 7 of the Restrictions.

**Whereas**, the Board has decided to adopt guidelines for the approval of signs within the Subdivision in order to maintain the quality and character of the Subdivision.

### RESOLUTION

**It is resolved as follows:**

1. **General Guidelines:** Each application for approval of a sign shall be reviewed on an individual basis and the guidelines detailed herein are for guidance only. The Board retains the right to approve plans that do not strictly meet the guidelines detailed herein, or disapprove plans that conform to the guidelines detailed herein, based on the unique circumstances of each situation in order to maintain the quality and character of the Subdivision.
2. **Signs:** Guidelines for signs within the Subdivision shall be as follows:
  - a. **Prior Approval Required:** Unless expressly permitted herein, no signs, advertising or other marketing displays of any kind shall be permitted or maintained on any lot or home in the Subdivision without prior written approval by the Board.
  - b. **Maximum Number:** No more than one sign at any given time shall be approved for, or maintained on, any lot within the Subdivision. This restriction does not apply to Standard Signs listed in 2i.
  - c. **Maximum Size:** No sign shall be approved for any lot within the Subdivision which is larger than six (6) square feet.
  - d. **Duration:** The Board may establish a maximum period of time that a sign may be maintained on a lot. No sign shall be maintained for longer than the earlier of the time initially allowed by the Board or one (1) week past completion of the task for which the sign was intended.
  - e. **Permitted Content:** Except for signs permitted under clauses h and i, the color, appearance, content and/or verbiage of any sign must be approved by the Board.

- f. Code Compliance: Any sign must comply with all applicable codes. In the event the guidelines detailed herein create a stricter standard than code, these guidelines shall control.
- g. Sign Location: No signs shall be permitted in any common areas or public rights of way within the Subdivision. Signs shall be set back at least ten feet from adjacent property lines.
- h. Contractor Signs: Temporary signs for a general contractor advertising construction on a lot, or by a general contractor performing major remodeling of an existing home on a lot, may be permitted for up to 180 days from the commencement of such work, if approved by the Board; provided, however, such signs shall be removed within two weeks after the occupancy of such new home or the completion of such major remodeling of an existing home and provided such signs do not violate any of the other guidelines contained herein.
- i. Standard Signs: Prior approval of signs promoting school spirit, political candidates or advertising a residence for sale shall not be required, provided such signs do not violate any of the other guidelines contained herein and subject to the right of the Board to disapprove of a sign after it has been installed.

Acknowledged by:



Loreto Panettone  
President



Derel Monteith  
Secretary

\* Adopted by the Board of Directors on October 16, 2012; modified by the Board of Directors on April 28, 2015 (with an effective date of June 1, 2015) to add paragraph 2.j. setting forth specific requirements for signs advertising a residence for sale and to add language to paragraph 2.b. clarifying that the maximum number of signs does not apply to signs listed in paragraph 2.i.; modified by the Board of Directors on June 30, 2015 to remove paragraph 2.j.