

**Resolution
of
The Board of Directors
of
Beech Mountain Lakes Association**

2006-2: Policy on Community Signage

Recitals

Whereas The Declaration of Protective Covenants, Exceptions, Reservations and Conditions for Beech Mountain Lakes (Covenants) charge the Architectural Control Committee (ACC) and the Board of Directors (the Board) with managing issues of general use, development and appearance of property within the Beech Mountain Lakes community, and;

Whereas property owners are charged under the covenants with the responsibility of adhering to general usage guidelines issued by the ACC, including those under Sections 12. 1 Duties, 12.7 Remedies and 13.6 Signs; and

Whereas the Board and the ACC agree that greater specificity in the policy on signs is needed, it is resolved that the following policy on Community Signage is hereby adopted.

Definitions

Inasmuch as "signs" vary significantly in size, color, placement and intent, the following definitions will be used herein:

Sign: a written public display of a message; a posted notice bearing a designation, direction, or command; an announcement, handbill or notice.

Placard: a sign or notice for display in a public place.

Banner: a piece of cloth, plastic, paper or other material bearing a motto or legend; a patriotic or decorative flag.

Poster: a large, usually printed sign that is posted to advertise or publicize something.

Exceptions

Traffic, hazard, and emergency signs are exempted from this resolution, as are street identification and direction signs.

This policy shall not prohibit homeowners from displaying items such as security,

sports, welcome, holiday, garden, invisible fence signs, flags or banners on their property subject to the conditions in **General Rules and Considerations**, following;

General Rules and Considerations

- 1) Written permission from the ACC is required for placement of all signs;
- 2) Realty signs may not exceed two feet by three feet;
- 3) Contractor signs may not exceed four feet by four feet;
- 4) Signs and banners may not be attached to utility poles or traffic control signs.

Rules pertaining to Commercial Signs and Banners

A) Real Estate Related Signs

- a. All "For Sale", "For Rent" or "For Lease" signs must be placed on or within five feet of the dwelling, regardless of whether being placed there by a Realtor or by the Owner or designee;
- b. All "For Sale" signs on vacant lots must be placed on the street-side of the property and at least five feet from the roadway;

B) Contractor's signs

- a. Signs advertising the contractor of a dwelling under construction may be placed at front of lot (and at least five feet from roadway) until dwelling is sided.
- b. After siding is complete, such advertising sign must be placed within five (5) feet of the front of the dwelling.
- c. Building Permits issued by Beech Mountain Lakes or Butler Township must be displayed at the street-side of the property being developed. It shall remain there throughout the construction of the dwelling.
- d. All signs must be removed at completion of construction.

C) Electoral signs

- a. Political placards, banners and other political signage is allowed provided that, in the judgment of the ACC or the Board, the size or number of signs does not constitute a public eyesore; and
- b. Political signage must be removed no later than 48 hours following the election to which they relate.

D) Information Signboards

- a. Signboards may be placed at the entrance/exit of Beech Mountain Lakes and display information of general community interest such as meeting notices, recreational/educational events and the like.
- b. Information so displayed will be posted only by or at the direction of the Recreation Manager or the General Manager.

E) Other Commercial signage

No commercial signs other than the Beech Mountain Lakes/Quail Hollow Village sign on PA 309 and the Quail Hollow Village sign at the timeshares are permitted.

Rules Pertaining to Residential or Personal Signs and Banners

All temporary announcements for parties or other private events require a permit from the Beech Mountain Lakes administrative office and the payment of a refundable \$25 deposit.

No more than ten (10) such signs will be permitted.

All signs must be removed within 48 hours following the event. After removing the signs, residents may claim their refunds by presenting their receipt at the Administrative office.

No sign or banner of any kind may be placed nearer than five (5) feet from the street fronting dwelling property,

Penalties for Noncompliance

If any signage is found to be in violation of any part this Resolution, it will be the responsibility of the ACC to notify those responsible for the placement of such signs. The ACC will specify the condition or conditions in non-compliance.

Upon notification by the ACC, parties shall have 48 hours to remedy non-complying conditions. After such time, those responsible for the placement of the signs will be fined \$50.00 per day until the situation is remedied.

Residents failing to secure a permit for a temporary announcement sign will be fined \$50.00 for such failure.

Residents, Contractors or Realtors that attach signs to utility poles or traffic control signs will be fined \$50.00.

Those fined retain the right to appeal.

Effective Date

Motion introduced on July 25, 2006 by JOHN CASTAGNA and seconded by BYRAN HAMILTON:

Motion passed by a vote of 6 in favor and 0 opposed and no abstentions.

Dated: 7-25-06

Beech Mountain Lakes Association

By:
President

By:
Secretary

Architectural Control Committee

By:
Chairman