

**Property Owners Association of Hilltop Lakes, Inc.**

**SIGN POLICY**  
**Revised 9/20/2018**

Except for the following, no signs may be erected without the permission of the POA Board.

**FOR SALE, RENT OR LEASE SIGNS** – There may be one sign for any given home announcing that it is for sale, rent or lease, providing the sign is no larger than 25 x 32 inches, and no higher than 36” above ground. The sign must be professionally painted or printed. If the home is located on the lake, golf course, or double fronted by streets, an additional sign may be placed on that side of the yard. In addition, two riders may be attached to the sign. A standard “Take One” box or tube may be attached to the sign for the purpose of providing detailed information. These signs must be removed within seven (7) days once a rent/lease agreement is signed or the sale is finalized. Signs must be on their own support. No signs will be allowed to be attached to trees, utility poles, or street signs. Signs must be on private property and not on the right-of-way.

**BUILDER SIGNS** – One sign per property may be used by a builder for the duration of the construction. Once the property is sold, the sign must be removed promptly. The sign must be no larger than 25 x 32 inches and be professionally painted or printed. If the home is located on the lake, golf course, or double fronted by streets, an additional sign may be placed on the lake or golf course side of the yard. The sign(s) must be removed within seven (7) days after completion or closing. Sign must be on its own support. Signs must be professionally painted or printed. Signs must be located on private property.

**CONTRACTOR SIGNS** – Remodeling, roofing, siding and other contractor signs may be placed on home site, one per contract, when actual work is being done but must be removed when project is complete. Sign may be no larger than 25 x 32 inches and be on its own support. Sign must be professionally painted or printed.

Signs will be pulled and taken up from private property owners’ yards if policy is not followed.

**DIRECTIONAL SIGNS** – Directional signs may be placed on the corner of the right-of-way directing traffic to the property. These signs must be removed within seven (7) days once a rent/lease agreement is signed or the sale is finalized. Directional signs may be no larger than 240 square inches in size (i.e. 12 x 20 inches; 6 x 40 inches, etc.).

**HOME SECURITY SIGNS** – Homes with security alarm systems are permitted to have one yard sign posting this fact, which is no larger than one square foot, and be placed near the foundation (no further than 4’ from foundation).

**POLITICAL SIGNS** –Since 2005, Texas law has prohibited associations from adopting or enforcing rules that prohibit owners from displaying political signs, advertising a candidate or ballot initiative on their own property. The law covers the period from 90 days before an election to 10 days after. However, our association’s governing documents can only restrict how they’re presented (in the ground or in a window and their number.

**Section 202.009. REGULATION OF DISPLAY OF POLITICAL SIGNS.** (a) Except as otherwise provided by this section, a property owners’ association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner’s property one or more signs advertising a political candidate or ballot item for an election:

Restrictions on how political signs are presented and the number:

- If the home is located on the lake, golf course, or double fronted by streets, an additional sign may be placed on that side of yard.
- Signs must be on private property and not on common ground or right-of-ways.
- Only one candidate’s name is allowed on the sign.
- Signs may be displayed on or after the 90<sup>th</sup> day before the date of the election to which the sign relates and must be removed with ten (10) days after the election.
- During the 90 days that political signs may display, you are allowed to attach portable signs to your vehicles to include golf carts.

**GARAGE SALE SIGNS** – Garage sale signs are limited to one per house on seller’s private property. Directional signs may be placed on right-of-way corners directing traffic to the property. Garage sale and directional signs are permitted the day before and the day(s) of the sale only on their own post, and must be removed within 24 hours after end of garage sale. Garage sale signs may be no larger than 25 x 32 inches in size. All garage sale signs must show the date of the sale.

**COMMUNITY ACTIVITY SIGNS** – Signs for community activities are permitted for the week of the activity and must be no larger than 25 x 32 inches and be on their own support. They may be placed in right-of-way, but must be removed within 24 hours of the end of the event. Any community activity signs on a homeowner’s private property will be allowed two (2) weeks prior to the event and must be removed within 24 hours of the end of the event.

**MISCELLANEOUS** –

1) Only one sign permitted on each home site, i.e. either one builder sign, or one realtor sign, or one contractor sign, except where noted above.

2) At no time will any signs other than Directional Signs (for sale, garage sales) be allowed on road right-of-way, with the exception of community event signs approved by the General Manager’s office. This also includes common ground in front of homes (area between road and property line). The only exception is the address posts provided by the Fire and EMS Departments.



3) No portable signs are allowed. Vehicles, including golf carts, trailers, etc., cannot display signs and park the vehicle for any length of time on common grounds for the sole purpose of advertising or promoting.

4) Any violation of the above sign guidelines will result in the immediate removal of offending sign by the POA, its representatives, agents and/or assigns. If signs are removed, they will be kept for two (2) weeks at the Welcome Center. If not picked up during that time, they will be destroyed.

5) The POA, its representatives, agents and/or assigns will not be held liable for trespass or any other tort action if they enter upon a lot to remove a sign that is prohibited by this Policy or for the destruction of any sign following the two week holding period described herein.

This Policy is effective upon recordation in the Public Records of Leon County, and supersedes any Sign Policy which may have previously been in effect. Except as affected by Section 202.009 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 20<sup>th</sup> day of September 2018.

*Laurence "Rocky" Walker*

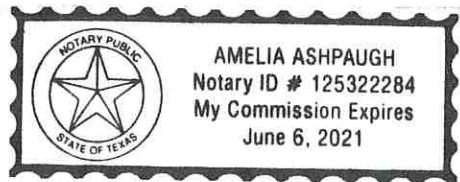
Laurence "Rocky" Walker  
President

Property Owners Association of Hilltop Lakes, Inc.

STATE OF TEXAS            )  
                                          )  
COUNTY OF LEON         )

Before me, the undersigned authority, on this day personally appeared Laurence "Rocky" Walker, President of Property Owners Association of Hilltop Lakes, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 1st day of Oct, 2018.



*Amelia Ashpaugh*  
Notary Public, State of Texas

*Amelia Ashpaugh*  
Printed Name

My Commission expires: 6-6-21