

## HIDDEN LAKE ASSOCIATION – SIGNAGE POLICY

Policy on Restrictive Covenant regarding signage: “No ‘For Rent’, ‘For Sale’, or any other signs or notices shall be allowed on the land conveyed hereby without STODDARD’S prior written consent, and upon any violation of this provision, STODDARD shall have the right to enter upon the land and to remove such sign or notice.”

### PURPOSE:

This policy was developed to ensure and protect the fair and consistent application of rules and regulations regarding member-placed signage within Hidden Lake Association. Enforcement of this policy may include fines, daily civil penalties allowed by law, injunctive relief, or any other enforcement action allowed by law.

### DEFINITIONS

For purposes of this policy, the following definitions apply:

1. **HLA (Hidden Lake Association)** is also known as STODDARD in the Restrictive Covenants.
2. **Signs or Signage** are items that indicate or act as a token of a fact, condition, etc. that is not immediately or outwardly observable – they are placed with the intention of conveying information or a command. Signs or Signage are typically stationary (not vehicles for example).
3. **Real Estate Signage** is signage that is used for the purposes of marketing a property that is “For Sale”, “For Rent”, “Under Contract”, “Sold”, etc.
4. **Commercial Signage** is signage that is designed to promote a commercial business at or around that location.
5. **Other Signage** is any signage that is not defined as “Real Estate Signage” or “Commercial Signage” above.

### POLICY TERMS AND CONDITIONS

1. **Signage** of any kind can only be placed on property you own or on property that you have written permission from the owner to place it upon.
2. **Signage** is not allowed on HLA-owned property without written permission from the HLA Board of Directors.
3. **Real Estate Signage** is allowed on the related property (without requiring HLA Board approval) while that property is actively on the market but must be removed once the property is no longer available/off-market.
4. **Commercial Signage** of any kind is not allowed.
5. **Other Signage** may be placed in accordance with the policy terms listed above.

The **HLA Signage Policy** was developed by the HLA Bylaws and Policy Committee during meetings from Fall 2022 through Winter 2023 and adopted by the HLA Board at the March 2023 Board of Directors Meeting on March 21<sup>st</sup>, 2023.