

## **BOARD OF DIRECTORS RESOLUTION**

### **SIGNAGE GUIDELINES AND POLICY**

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Upon motion duly made, seconded and carried, the Board of Directors for The Shadows at Manchac Homeowners Association adopted the following Resolution on January 15, 2019.

**WHEREAS**, the Covenants, Conditions and Restrictions of The Shadows at Manchac Homeowners Association require all homeowners of real property within said community to abide and adhere to all rules and regulations as outlined, and

**WHEREAS**, said Covenants, Conditions and Restrictions provide the Association's Board of Directors with the power and authority to take necessary action to enforce the rules and regulations as outlined, and

**WHEREAS**, the Board of Directors deems it to be in the best interest of the Association and all the Association's Members to establish policies and practices relative to the Association's rights, and

**WHEREAS**, the Board of Directors intends to protect community harmony by enforcing the Governing Documents by establishing procedures that ensures due process and consistency, and

**WHEREAS**, the Board of Directors has fully discussed and considered this matter, and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** the Board of Directors does hereby adopt the following rules relating to signs and sign posts:

**SIGNAGE GUIDELINES AND POLICY** as outlined below.

In accordance to the Covenants, Conditions, and Restrictions, no sign of any kind shall be displayed for the public view on any lot or tract, except customary signs advertising the lot or tract for sale or rent.

Sign Post and Sign: All For Sale, For Rent, For Lease, and Open House signs must be commercially produced. In accordance with keeping our community a pleasant

environment for all property owners, a structurally-sound and well-maintained (straight/level) sign post or frame is required for all outdoor signs. Empty or fallen sign post and fallen signs will be removed.

Curb appeal: It is requested that the sign post be placed parallel to the curb and be kept away from the edge of the road.

Printed Information and Riders: Flyer Boxes, Information Tubes, any other type of attachment to signs containing printed information and Secondary Riders are not permitted.

Common Area: For Sale, For Rent, and For Lease Signs are not allowed on the Common Areas of The Shadows at Manchac. Open House signs are only allowed at the entrance to the subdivision on the day and during the time of the open house.

Open House Hours for Selling or Leasing Real Estate: Open House hours must be any time between 8:00 am - 6:00 pm.

Seller/Agent Presence: If an Open House Sign is on display, it is encouraged that the Owner or Agent be present.

For Sale Sign Removal: The removal of a sign within 72 hours of expiration or withdrawal of a listing or close of escrow would be a courtesy to neighbors.

Type of Sign: One Industry Standard Sign of Seller/Leaser/Agent Choice. No sign can have blinking lights, mimic traffic signals, or could cause confusion for motorists.

Size: Shall not exceed eighteen by twenty-four inches (18" x 24").

For Sale Sign - One Rider Only: Industry Standard not to exceed six by twenty-four inches (6"x 24") Lease and Open House Signs - No Rider Allowed

Sign Location: Signs located in, on or across the city right of way are hereby prohibited, unless a waiver has been granted. Signs are prohibited from obstructing the view of motorists, pedestrians, and cyclists. Refer to all applicable Louisiana Administrative Code regarding signage (Title 70, Part III, Chapter 1, Subchapter C - Regulations for Control of Outdoor Advertising) for additional information.


BE IT FURTHER RESOLVED THAT the Board shall retain the right to amend or repeal this resolution.

Executed this 15<sup>th</sup> day of January, 2019.

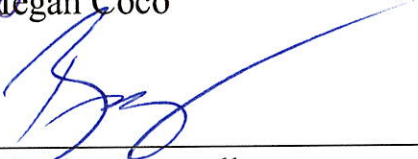
Approved by the Board of Directors at its Board Meeting.

  
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Director Chris White

  
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Director Lindsey Oliver

  
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Director Anna Tripp

  
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Director Megan Coco

  
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Director Brandon Boswell