

RESOLUTION 2020-04

**TWIN RIVERS HOMEOWNERS ASSOCIATION
AS TRUSTEE FOR THE TWIN RIVERS COMMUNITY TRUST**

REVISED SIGN POLICY

WHEREAS, the Board of Trustees of the Twin Rivers Homeowners Association, as Trustee of the Twin Rivers Community Trust, is responsible for the enforcement of the Declaration of Restrictions and Reservation of Easements and the Trust Indenture, which were filed as restrictions against all residential properties within the Twin Rivers Planned Unit Development, said restrictions having been adopted by A-S Development, Inc. and filed with the Mercer County Clerk on or about January 8, 1969; and

WHEREAS, Paragraph 9 of the Declaration of Restrictions and Reservation of Easements states: “**NO SIGNS**. That no sign of any kind or for any use or purpose whatsoever shall be erected, posted, pasted, painted or displayed upon any of said lots or upon any building or other structure thereon, without the prior written permission of the Architectural Committee”; and

WHEREAS, at a meeting on June 11, 2020 of the Board of Directors of the Twin Rivers Homeowner’s Association for the Twin Rivers Community Trust, directed that a policy regarding signs be adopted; and

WHEREAS, the Board has deemed that residents are displaying signage in positions that do not comport to the pleasing aesthetic quality of the community.

NOW, THEREFORE BE IT RESOLVED that the Twin that the Twin Rivers Homeowners Association as Trustee for the Twin Rivers Community Trust, pursuant to the authority and power conferred upon it by the Trust Indenture, adopts as follows:

Real Estate Sign Provisions

1. Only one sign may be placed exterior to the residence. The permitted location for this exterior sign is the front or rear flower bed. Signs must not be placed on the front lawn or attached to fence or gate.
2. The maximum dimensions for an exterior sign are 18 inches in height and 24 inches in length.
3. An exterior sign shall not exceed five feet in height above the grade of the lawn or bed.
4. The content of the sign is restricted to:
 - a. if for sale by owner: “House for Sale by Owner, Telephone Number, Address”
 - b. if for sale by a real estate agent: “House for Sale, name of Real Estate Agency, Name of Agent, Telephone Number.”

Open House Provisions

5. An 'Open House' placard may be placed above the 'For Sale' sign on the day an open house is held. The 'Open House' placard must be removed at the end of the open house period. The hours of the open house are limited to 11:00 am to 6:00 pm.
6. An 'Open House' court sign may be placed at the intersection of the main perimeter road and the Twin Rives court/street. The residence is limited to one sign with permissible hours of display 11:00 AM to 6:00 PM.
7. The maximum dimensions are 18 inches in height and 24 inches in length.

Other Provisions

8. No 'Sold' signs are permitted.
9. No illuminated signs are permitted.
10. All signage must be removed within 24 hours of contract to sell.

Political Sign Provisions

1. Political signs shall be permissible to be placed upon a private residence fourteen (14) days prior to an election but must be removed within three days after the election.
2. Only one sign may be placed exterior to the residence. The permitted location for this exterior sign is the front or rear flower bed. Signs must not be placed on the front lawn or attached to fence or gate.
3. The maximum dimensions for an exterior sign are 18 inches in height and 24 inches in length.
4. An exterior sign shall not exceed five feet in height above the grade of the lawn or bed.
5. The content of the sign is restricted to an individual or party running for a political position or relating to a political issue which is to be voted upon in the upcoming election.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Twin Rivers Homeowner's Association as Trustee for the Twin Rivers Community Trust hereby sets forth the Sign Policy Resolution to be effective from the date this resolution has been duly approved by the Board of Trustees.

BE IT FURTHER RESOLVED that the printing of this Resolution in its entirety in the community newsletter publication, "Twin Rivers Spotlight", and on the Twin Rivers Community website constitutes proper notice.

Duly approved by the Board of Trustees
at their meeting of June 11, 2020.

ATTEST:

Marc Platizky, Secretary