



LT1-1-2010014506-1



LT2-7

GRAND HARBOR PROPERTY OWNER'S ASSOCIATION

SUBDIVISION SIGNS POLICY AND PROCEDURES

WHEREAS, GRAND HARBOR PROPERTY OWNER'S ASSOCIATION (hereinafter referred to as the "Association"), acting through its Board of Directors, has the authority to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision under Texas Property Code Section 204.010 (a) (6);

WHEREAS, Article III. Paragraph C, Section 1 (g) of the By-Laws states that the Board of Directors shall have the power to establish policies relating to "making and amending rules and regulations";

NOW THEREFORE, BE IT RESOLVED THAT, the SIGNS POLICY AND PROCEDURES policy, approved by the Board of Directors, is to read as follows:

I. POLICY

Whereas, each Section of the Grand Harbor subdivision is subject to a specific set of Declarations of Covenants, Conditions and Restrictions (CCRs);

And, Whereas, within the CCRs is specific language prohibiting any sign or other advertising device on any lot in Grand Harbor/Harbor Side without prior approval as stated in Article III. Section 11,

"Signs and Billboards"

"No signs, billboards, posters, or advertising devices of any character shall be erected, permitted, or maintained on any lot or plot without the express prior written consent of the Association. All signs, billboards, posters, and other advertising devices shall conform to the predetermined sign policy. The Association . . . shall have the right to remove any sign not complying with the above referenced policy and, in doing so, shall not be liable, and are expressly relieved from any liability, for trespass or other tort in connection therewith or arising from such removal."

THEREFORE, it is resolved that the Grand Harbor Property Owner's Association has the mandate, through its CCR "ownership" responsibilities, to establish and execute a

uniform policy and procedure for the use of signs on lots in conformity with the Signs and Billboard CCR, with the right to grant special variance to this policy, where needed.

CCR copies are available to any property owner either on the GHPOA website (www.grandharborpoa.com) or at the POA office at 2251 North Loop 336 West, Suite C, Conroe, Texas 77304.

II. DEFINITIONS

"Vacant Lot" shall mean a lot without a residence.

"Improved Lot" shall mean a lot containing a residence.

"Waterfront Lot" shall mean a lot with direct frontage on a canal or Lake Conroe.

"For Sale" shall mean a for sale sign (black letters on a tan background) by owner or licensed Realtor.

"Open House" shall mean a licensed Realtor sign during exhibition of a completed residence.

III. CONDITIONS OF SIGN USAGE

A. GENERAL INFORMATION

1. All signs must be of commercial quality: homemade signs are not allowed. The association approved sign is displayed on page 6 of this Policy with the names of two sign companies who have agreed to provide the approved signs.
2. No sign, billboard, poster, or advertising device of any character may be hung from trees, power lines, street light poles, or any other type of structure within Grand Harbor/Harbor Side.

B. FOR SALE SIGNS FOR VACANT LOTS

1. The dimensions for the For Sale sign on vacant lots shall be as designated on the drawing on page 6 of this Policy. Realtor logos may be added to the sign in the space allowed.
2. Only one (1) sign is permitted on a non-waterfront lot, even if two conjoined lots are owned by the same owner.

3. The bottom of the sign shall be no more than three (3) feet above the ground.
4. The sign shall face the street.
5. The sign shall be placed at the building set back line, behind the green electrical boxes.
6. On all waterfront lots, only two (2) For Sale signs are permitted; one at the front as defined in III. B. 3, 4 and 5, and the other at the water's edge, even if two conjoined lots are owned by the same owner.

C. HOMEBUILDERS SIGNS

1. No signs are to be placed on construction sites until the Architectural Control Committee has approved the construction plans.
2. On all interior lots, one (1) contractor sign is allowed at a construction site while the house is under construction.
3. On all interior lots, one (1) Realtor sign is allowed at a construction site while the house is under construction. Until a window is installed, the Realtor sign may be placed within five (5) feet of the house. Once a window is installed, the Realtor sign MUST be placed in a window.
4. On all waterfront lots, only two (2) contractor signs are allowed at a construction site while the house is under construction; one (1) sign may be posted at the front of the site at the street, and the other at the water's edge.
5. On all waterfront lots, two (2) Realtor signs are allowed at a construction site while the house is under construction. Until a window is installed, one (1) Realtor sign may be placed within five (5) feet of the house. Once a window is installed, the Realtor sign MUST be placed in a window. The other Realtor sign may be placed at water's edge.
6. Once the house is sodded, the contractor's sign MUST be placed in the window.
7. Once the house is sold, or occupied, the contractor's sign MUST be removed.
8. Sub-contractor signs of any type shall not be permitted.

D. FOR SALE SIGNS FOR COMPLETED RESIDENCES

1. One (1) For Sale sign is permitted on non-waterfront lots.
2. For Sale signs shall be posted in the window of the residence or placed in the vicinity of the residence front door, no more than five (5) feet from the exterior.
3. Waterfront lots are permitted two (2) For Sale signs; one (1) as defined in III. D. 2, and the other at water's edge.

E. OPEN HOUSE SIGNS

1. "Open House" signs may be posted at any time Saturday or Sunday. However, from Monday through Friday, "Open House" signs may be posted only when an agent or other sales representative is present on the site.
2. Dimensions for "Open House" signs shall be either the same dimensions and text as the "For Sale" signs described on page 6 of this Policy or 8" vertically by 24" horizontally, in black letters on a tan background.
3. Graphics on the "Open House" sign shall be limited to basic real estate information; the company or agent's name or "By Owner", and the phone numbers.

F. ALL OTHER SIGNS

1. During an official election at any level of government, on an improved lot only, one (1) candidate's campaign poster/sign can be displayed for up to 60 days prior to the election.
2. "For Sale" signs are allowed on private or commercial vehicles of homeowners as long as the signs are not visible from the street when the vehicle is parked within Grand Harbor/Harbor Side.

IV. PROCEDURES FOR NON-COMPLIANCE OF THE SIGN POLICY


Any sign on any property in Grand Harbor/Harbor Side not in compliance with the above-enumerated conditions on usage is in violation of this policy and invokes the following procedures;

1. The violation is a Type "C" violation in accordance with the Grand Harbor Property Owner's Association Deed Restrictions Enforcement Policy and Procedures dated June 9, 2008, as filed in the office of the County Clerk of Montgomery County, Texas.
2. The Association, its agents and/or representatives, without notice, shall enter upon the property, remove any sign not complying with these guidelines, and place that sign in the Association maintenance equipment compound.
3. The owner of the property, from where the sign was removed, shall be notified in writing of the removal.
4. The owner will be advised that there is an administrative fee payment of \$50 required before the sign is returned.
5. Signs not retrieved by property owners within three (3) months of the notification letter shall be discarded.

6. Unpaid sign violation fees shall be subject to collection per the Deed Restrictions Procedure.

The Grand Harbor Property Owner's Association, its agents, and representatives, shall not be liable, and shall be expressly relieved from any liability, for trespass or other tort in connection with or arising from the removal of any sign not in conformity with the above-enumerated Sign Policy conditions.

APPROVED and ADOPTED by the Board of Directors on this 3rd day of December, 2009.

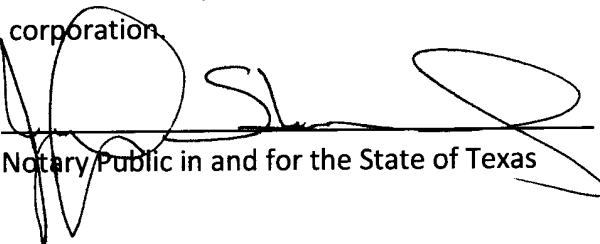


Gerry E. Dobbins
Secretary of the Board of Directors
Grand Harbor Property Owner's Association

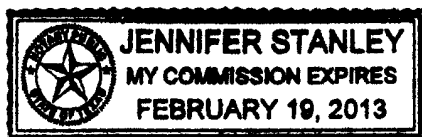
THE STATE OF TEXAS

COUNTY OF MONTGOMERY

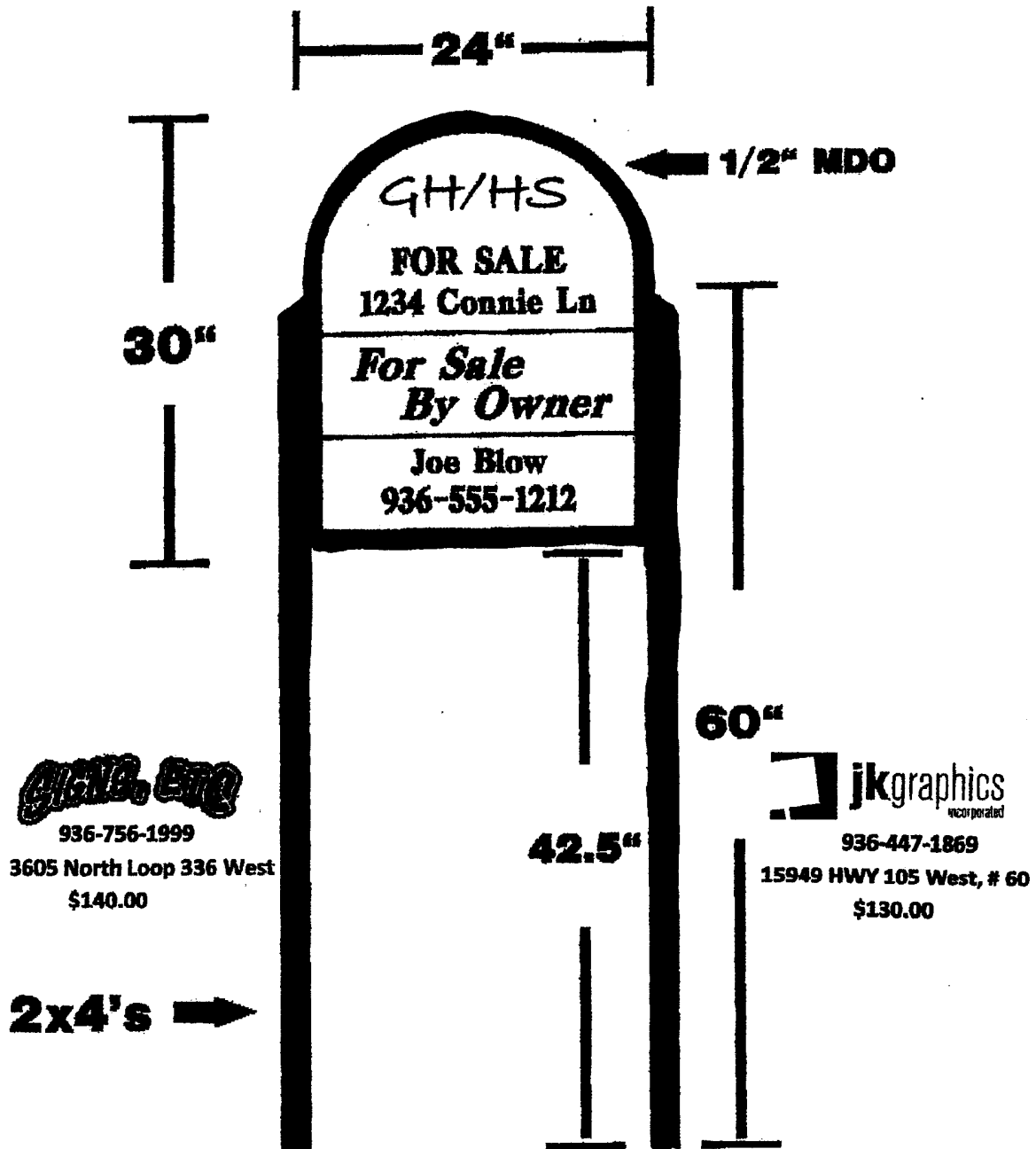
THIS INSTRUMENT was acknowledged before me on this 3rd day of December, 2009, by the said Secretary of Grand Harbor Property Owner's Association, a Texas non-profit corporation, on behalf of said corporation.



Notary Public in and for the State of Texas



TAN WITH BLACK LETTERING



RETURN TO:

Grand Harbor POA
2251 N. Loop 336 W. Suite C
Conroe, Texas 77304

FILED FOR RECORD

02/24/2010 11:11AM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

02/24/2010



Mark Turnbull

County Clerk
Montgomery County, Texas