

**ACTION OF THE BOARD OF TRUSTEES OF THE
SANCTUARY COMMUNITY ASSOCIATION, INC.
ESTABLISHING CERTAIN RULES REGARDING HOME FOR SALE SIGNS**

Preamble

Article VI, Section 2 of the "Declaration of Covenants and Restrictions of the Sanctuary Community Association, Inc." (the "Covenants") states that, in general, all signs are prohibited. However, it further provides that "House for Sale" may be permitted with approval of the Board of Trustees (the Board").

The Board has previously adopted the Handbook of Rules for the Sanctuary Community Association, Inc. (the "Handbook"). In relation to signs, Section II.A.1 of the handbook states the following:

All signs or other advertising devices are prohibited, except for "home for sale" signs that are approved by the Board of Trustees. Security system signs and "invisible fence" or similar signs are permitted, provided that they are no larger than one foot by one foot (1' x 1'). Political signs may be put up not more than two weeks before an election and must be removed within one week of the election.

Article IX of the Handbook provides that a violation of the sign rule can result in a fine of \$10 per day.

In recent months, Homeowners have complained about a number of signs that have been advertising homes for sale in the Association. The complaints have been in regard to the size and location of the signs, as well as the content of the signs.

The Board also wishes to clarify and modify other aspects of the sign rule as it relates to political signs and other signs.

In accordance with its authority under the Covenants, the Board is adopting this Rule to permit the use of a certain types of home for sale signs, and to clarify other requirements in relation to home for sale signs and other signs.

Amendment and Restatement of Rule

In consideration of the foregoing, the Board hereby amends and restates the provisions of Article II, Paragraph A.1. of the Handbook, effective as of August 1, 2009, as follows:

1. Signs – In General

All signs or other advertising devices are prohibited, except for "home for sale" signs that are approved by the Board of Trustees. Home for lease and home for rent signs are not permitted. Security system signs and "invisible fence" or

similar signs are permitted, provided that they are no larger than one foot by one foot (1' x 1'). Political signs may be put up not more than 30 days before an election and must be removed within one week of the election. All builder signs must be removed within 30 days of occupancy by the homeowner.

Home for sale signs are pre-approved under this Rule without further action of the Board, if they meet all of the following requirements. All other home for sale signs are prohibited unless they are approved by specific action of the Board.

- (a) No home for sale signs are permitted to be placed in the Association by a Homeowner or other person except as is permitted under this Rule.
- (b) The term home for sale signs includes a sign that is advertising that an undeveloped Sublot is for sale.
- (c) All home for sale signs must clearly state that the home is for sale or otherwise available for purchase by a third party.
- (d) Only one home for sale sign is permitted for each home that is for sale.
- (e) All home for sale signs must be placed on the Sublot of the home or undeveloped property that is for sale. Accordingly, for example, no signs may be placed at the entranceways to the Sanctuary, including open house signs or auction signs. Notwithstanding the foregoing, during the period of an advertised open house, an open house sign that does not exceed the size of the sign described in paragraph (g)(1) below may be placed at an entranceway or on other community property.
- (f) Signs may not be illuminated in any way.
- (g) All home for sale signs must fit within one of the two following restrictions on the style and size of the sign.
 - (i) A Home for Sale sign is permitted if it is the standard type of real estate agent sign that consists of a metal frame that is placed in the ground, with a placard or placards contained in the metal frame. The sign and its support frame shall not exceed 40 inches in height and 26 inches in width.
 - (ii) A Home for Sale sign is permitted if it designed as a wooden post that is similar to the posts that are used for the mailboxes that are permitted under the Covenants, has signs hanging down from the arm of the post, and is painted white. Any such post shall not exceed 72 inches in height and the arm cannot exceed 48 inches in width.

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