



Villages Homeowners' Association, Inc.

18271 Singingwood Lane Flint, TX 75762 903-534-9060

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By action of the VHOA Board of Directors with an affirmative vote on September 20, 2011, has determined the following Clarification of the Association's Declaration of Restrictions, Covenants and Conditions shall be in effect (and to incorporate elements of the Texas Property Code, Title 11, Chapter 202) and filed in the Smith County, Texas file of records.

Article VIII, Section 16:

Section 16. Billboards and Signs. All signs displayed in/on the properties or structures must comply with the following criteria of type, purpose, location, and size. The term "sign" shall include similar communicative devices as banners, billboards and signboards that are displayed in any manner.

A. Construction, sale, rent, remodeling, repair and vacant lot.

1. During the construction of a new residence, one single sign may be displayed in front of the residence.
2. During the time that a residence is offered for sale, one single sign may be displayed. It may be a realtor sign or a private "For Sale" sign, but not both.
3. When a house is for rent, a single "For Rent" sign may be displayed. These signs may only be displayed during the actual construction, and the time offered for sale or rent.
4. Vehicles (Car, Truck, Trailer) which are for sale may have a single sign inside the vehicle, providing the vehicle is appropriately parked/stored and complies with Article VIII Sections 9,19 and 20.
5. During times of repair, remodeling, new roofs, or other modifications, no such sign of any kind may be displayed.
6. No sign of any kind or manner may be displayed on a vacant lot.

B. Business signs.

1. No sign may be displayed which offers a product or service for sale.
2. No person who resides or owns property in the VHOA may offer any product or service for sale by way of a sign. This includes any sign that may refer to a business (part or full time) or occupation.

C. Goodwill/Safety signs and other nonrestricted signs.

1. These are signs that promote goodwill such a Welcome sign, which is displayed appropriately, or a sign such as a Security System sign which warns that the residence is protected by a security system.
2. Address/name signs are not restricted.
3. This provision does not restrict the display of the United States and the State of Texas flags.
4. This section is not intended to regulate the temporary display of appropriate, traditional signs, i.e. Christmas or other seasonal holidays, or a special (temporary) occasion sign such as a Garage Sale. Such a special occasion sign shall only be displayed during the actual time of the event.

D. Support signs.

Should a homeowner desire to put up a “Support” sign such as, “Hope, Prayer, Sport, School”, there shall be only one sign per residence. This means only one sign of any restricted category: construction, sale, rent or support. Goodwill/Safety signs do not fall in these categories.

E. Size/location of signs.

1. During the construction of a residence, a sign containing not more than five (5) square feet may be displayed.
2. Other restricted category signs: For sale, For rent, or a Support sign may not exceed 24 X 24 inches in size and may not be located closer than ten (10) feet from the asphalt/dirt margin of the road or in the case of a dirt road, the road/lot margin.

F. Political signs.

This section is incorporated herein to comply with Texas Property Code, Title 11, Chapter 202.009. A property owner may display political signs:

1. On or after the 90th day before the date of the election to which the sign relates; or
2. Before the 10th day after that election date.
3. Also, per the above code reference:
 - a. The sign must be ground-mounted;
 - b. A property owner may only display one (1) sign for each candidate or ballot item;
 - c. Signs shall not contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building landscaping, or nonstandard decorative component;
 - d. The sign may not in any way be attached to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - e. Signs may not be painted on any architectural surface;
 - f. Signs may not threaten public health or safety;
 - g. Signs shall not be larger than 4 X 6 feet;
 - h. Signs may not violate a law;
 - i. Signs may not contain language, graphics, or any display that would be offensive to the ordinary person. or is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

- G. Per the code referenced above, a property owners’ association may remove a sign displayed in violation of a restrictive covenant permitted by this section.

(end)