

# Property Owners' Association of Hilltop Lakes, Inc.

## SIGN POLICY

Revised & Restated 2/8/2024

Except for the following, no signs may be erected without written permission of the POA Board.

**FOR SALE RENT OR LEASE SIGNS** — There may be one sign for any given home or lot(s) announcing that it is for sale, rent or lease, providing the sign is no larger than 25 x 32 inches, and no higher than 36" above ground. The sign must be professionally painted or printed. If the home is located on the lake, golf course, or double fronted by streets, an additional sign may be placed on that side of the yard. In addition, two riders may be attached to the sign. A standard "Take One" box or tube may be attached to the sign for the purpose of providing detailed information. These signs must be removed within seven (7) days once a rent/lease agreement is signed or the sale is finalized. Signs must be on their own support. No signs will be allowed to be attached to trees, utility poles, or street signs. Signs must be on private property and not on the right-of-way.

**BUILDER SIGNS** — One sign per property may be used by a builder for the duration of the construction. Once the property is sold, the sign must be removed promptly. The sign must be no larger than 25 x 32 inches and be professionally painted or printed. If the home is located on the lake, golf course, or double fronted by streets, an additional sign may be placed on the lake or golf course side of the yard. The sign(s) must be removed within seven (7) days after completion or closing. Sign must be on its own support. Signs must be professionally painted or printed. Signs must be located on private property.

**CONTRACTOR SIGNS** — Remodeling, roofing, siding and other contractor signs may be placed on home site, one per contract, while work is being performed. If the work is expected to take longer than the 30 days, the homeowner must get permission from the Board of Directors to keep the sign for a specified additional length of time. The sign must be removed when the project is complete. Sign may be no larger than 25 x 32 inches and be on its own support. Sign must be professionally painted or printed. All contractor signs must be on private property and not on right-of-ways or easements. .

**Signs will be pulled and taken up from private property owners' yards if policy is not followed.**

**DIRECTIONAL SIGNS** — Directional signs to property that is for sale/lease/rent may be placed on the corner of the right-of-way directing traffic to the property. These signs must be removed within seven (7) days once a rent/lease agreement is signed or the sale is finalized. Directional signs may be no larger than 240 square inches in size (i.e. 12 x 20 inches; 6 x 40 inches, etc.).

**HOME SECURITY SIGNS** — Homes with security alarm systems are permitted to have a yard sign per each side of the house with door entry posting this fact, which is no larger than one square foot, and be placed near the foundation (no further than 4' from foundation).

**POLITICAL SIGNS (applicable to county, state, & federal elections)** — Since 2005, Texas law has prohibited associations from adopting or enforcing rules that prohibit owners from displaying political signs, advertising a candidate or ballot initiative on their own property. The law covers the period from 90 days before an election to 10 days after. However, our association's governing

documents can only restrict how they're presented (in the ground or in a window and the number of signs).

Section 202.009. REGULATION OF DISPLAY OF POLITICAL SIGNS. (a) Except as otherwise provided by this section, a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a political candidate or ballot item for an election:

Restrictions on how political signs are presented and the number of signs:

- If the home is located on the lake, golf course, or double fronted by streets, an additional sign may be placed on that side of yard. ● Signs must be on private property and not on common ground or right-of-ways.
- Only one candidate's name is allowed on the sign.
- Signs may be displayed on or after the 90<sup>th</sup> day before the date of the election to which the sign relates and must be removed within ten (10) days after the election.

### Texas Election Code

#### sec. 259.001

#### Notice Requirement on Political Advertising Signs

*The following notice must be written on each political advertising sign: "NOTICE: IT IS A VIOLATION OF STATE LAW (CHAPTERS 392 AND 393, TRANSPORTATION CODE), TO PLACE THIS SIGN IN THE RIGHT-OF-WAY OF A HIGHWAY."*

*A person commits an offense if the person:*

- (1) *knowingly enters a contract to print or make a political advertising sign that does not contain the notice required by Subsection (a); or*
- (2) *instructs another person to place a political advertising sign that does not contain the notice required by Subsection (a).*

*An offense under this section is a Class C misdemeanor.*

*It is an exception to the application of Subsection (b) that the political advertising sign was printed or made before September 1, 1997 and complied with Subsection (a) as it existed immediately before that date.*

*In this section, "political advertising sign" means a written form of political advertising designed to be seen from a road but does not include a bumper sticker. Added by Acts 1991, 72nd Leg., ch. 288, Sec. 5, eff. Sept. 1, 1991. Amended by Acts 1997, 75th Leg., ch. 1134, Sec. 10, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1349, Sec. 71, eff. Sept. 1, 1997. Transferred and redesignated from Election Code, Section 255.007 by Acts 2019, 86th Leg., R.S., Ch. 824 (H.B. 2554), Sec. 2, eff. September 1, 2019.*

*Political signs must have their own support.*

CAMPAIGN SIGNS (applicable to elections of directors or approval of proposals to be voted on by the POA membership) – Property owners may display campaign signs, advertising a candidate or ballot initiative on their own property. Rules for display of campaign are as follows:

- Signs must be on private property only – no sign may be placed on common ground or any rights-of-way
- One sign per candidate/proposal is permitted on each property, with the following exceptions:

- If the home is located on the lake or golf course, an additional sign may be placed on the side facing the lake or golf course
- If the home fronts two streets (ex.: is on a corner lot), a sign may be placed on each side of the property fronting a street
- Only one candidate's name and/or ballot position identifier is allowed on each sign.
- Signs may be displayed on or after the 90<sup>th</sup> day before the date of the POA election to which the sign relates and must be removed within ten (10) days after the election.
- During the 90 days preceding the POA election, portable signs may be attached to vehicles, including golf carts and ATVs.

**GARAGE SALE SIGNS** — Garage sale signs are limited to one per house on seller's private property. Directional signs may be placed on right-of-way corners directing traffic to the property. Garage sale and directional signs are permitted the day before and the day(s) of the sale only on their own post and must be removed within 24 hours after end of garage sale. Garage sale signs may be no larger than 25 x 32 inches in size. All garage sale signs must show the date of the sale.

**COMMUNITY ACTIVITY SIGNS** — Signs for community activities are permitted for the week of the activity and must be no larger than 25 x 32 inches and be on their own support. They may be placed in right-of-way but must be removed within 24 hours of the end of the event. Any community activity signs on a homeowner's private property will be allowed two (2) weeks prior to the event and must be removed within 24 hours of the end of the event.

**MARKETING SIGNS/BANNERS**-Marketing signs and/or banners can be displayed for special events six (6) weeks prior to the event. These signs can be displayed in common areas and right-of-ways for advertising of the upcoming event and recognition of donors that participated in the event. After the event is over, the sign/banner must be removed within 24 hours of event. It is the responsibility of the event sponsors to remove the signs. A standard square banner should be no larger than 4' x 4'. A standard outdoor horizontal banner should be no larger than 3' x 8'. Banners must be on their own support and not attached to buildings or fences.

**MISCELLANEOUS -**

1)Only one sign is permitted on each home site, i.e. either one builder sign, or one realtor sign, or one contractor sign, except where noted above.

2)At no time will any signs other than Directional Signs (for sale, garage sales) be allowed on road right-of-way, except for community event signs approved by the General Manager's office or Board of Directors. This also includes common ground in front of homes (area between road and property line). The only exception is the address posts provided by the Fire and EMS Departments.

3)No portable signs are allowed. Vehicles, including golf carts, trailers, etc., cannot display signs and park the vehicle for any length of time on common grounds for the sole purpose of advertising or promoting.

4)Any violation of the above sign guidelines will result in the immediate removal of offending sign by the POA, its representatives, agents and/or assigns. If signs are removed, they will be kept for two (2) weeks at the Welcome Center. If not picked up during that time, they will be destroyed.

5)The POA, its representatives, agents and/or assigns will not be held liable for trespass or any other tort action if they enter upon a lot to remove a sign that is prohibited by this Policy or for the destruction of any sign following the two-week holding period described herein.

This Policy is effective upon recordation in the Public Records of Leon County and supersedes any Sign Policy which may have previously been in effect. Except as affected by Section 202.009 and/or by this Policy, all other provisions contained in the Declaration, or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 8<sup>th</sup> day of February 2024.



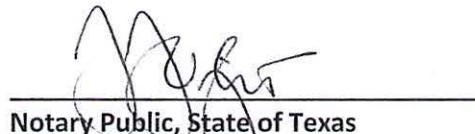
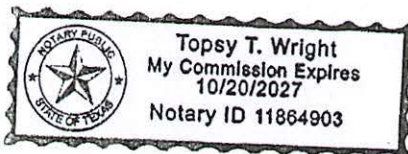
Mark Record  
President  
Property Owners' Association of Hilltop Lakes, Inc.

STATE OF TEXAS

COUNTY OF LEON

Before me, the undersigned authority, on this day personally appeared Mark Record, President of Property Owners Association of Hilltop Lakes, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 12<sup>th</sup> day of February 2024.

  
Notary Public, State of Texas  
Printed Name

My Commission expires: 10/20/2027



70 2024 00466392

Leon County  
Christie Wakefield  
Leon County Clerk  
Centerville, Texas 75833

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Instrument Number: 2024- 00466392

As

Recorded On: February 23, 2024

Recordings

Parties: PROPERTY OWNERS ASSOC OF HILLTOP LAKES INC

To

TO THE PUBLIC

Recorded By: POA OF HILLTOP LAKES

Billable Pages: 5

Num Of Pages: 6

Comment: POLICY

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**\*\* Examined and Charged as Follows: \*\***

Recordings 31.00

Recording Charge: 31.00

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**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Leon County, TX

**File Information:**

Document Number: 2024- 00466392

Receipt Number: 182794

Recorded Date/Time: February 23, 2024 08:18:38A

Book-Vol/Pg: Bk-OR VI-1982 Pg-64

**Record and Return To:**

POA OF HILLTOP LAKES

HAND DELIVER 2/23/24

CENTERVILLE TX 75833

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