

GRAND HARBOR PROPERTY OWNER'S ASSOCIATION

SUBDIVISION SIGNS POLICY AND PROCEDURES

Effective Date 01/01/17

(Supersedes policy dated 2/24/10)

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 18956 Freeport Drive Suite A Montgomery, Tx 77356. .

II. DEFINITIONS

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

"Improved Lot" shall mean a lot containing a residence, a boat dock or any structure under construction. It will also mean a lot adjacent to a residence if the lot is owned by the same resident whether the lot is merged or still a standalone lot.

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

"For Sale" shall mean a lot that is for sale and has a sign saying such by the owner or a licensed Realtor.

"Open House" shall mean an owner or 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, hand written signs are not allowed.
 - a. Realtor Signs must comply with (attachment A) and be fresh and new in appearance, not old and faded.
2. All signs must be "ground mounted". No sign, billboard, poster, or advertising device of any character may be hung or attached from trees, power lines, street light poles, the actual residence or any other type of structure within Grand Harbor/Harbor Side. a. The only exception being the fascia of a dock on waterfront lots.
3. The Sign MUST be placed at a **minimum of 50ft** from the edge of the roadway.
 - a. The only exception being on waterfront lots where a sign can also be placed on the fascia of the dock on the water side of the property.

B. FOR SALE SIGNS FOR VACANT LOTS

1. All signs must be of commercial quality, hand written signs are not allowed.
2. The sign shall be placed a **minimum of 50ft** from the edge of the road.
3. The bottom of the sign shall be no more than two (2) feet above the ground.
4. The top of the sign shall be no higher than five (5) feet above the ground.
5. The sign shall be no wider than 3ft wide.
6. The sign shall face the street of the primary address, no exceptions
7. Only one (1) sign is permitted on a non-waterfront lot, even if two conjoined lots are owned by the same owner.

8. On all waterfront lots, only two (2) For Sale signs are permitted; one at the front as defined in III. B. 1, 2, 3, 4 and 5, and the other at the water's edge (or on the fascia of the dock if one is available), 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. A single sign is permitted to be displayed during the construction of a residence; Home Builder or Realtor, **NOT** both.
3. The Home Builder or Realtor sign on a new residence construction site is to be displayed a **minimum of 50ft** for the roads edge.
4. A waterfront lot is permitted (2) signs; per section B above guidelines.
5. Once the house is sold or leased and occupied, the builder sign **MUST** be removed.
6. Sub-contractor signs of any type **ARE NOT** permitted at any time.

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 a **minimum of 50ft** from the edge of the road.
3. A corner Lot residence must display their For Sale sign on the primary address side of the house
4. Waterfront lots are permitted two (2) For Sale signs; one (1) as defined above and (1) at water's edge or on the fascia of the dock if one is available.

E. OPEN HOUSE SIGNS

1. "Open House" signs may be posted only when an agent or sales representative is present on site
2. "Open House" signs shall be displayed or attached to the existing For Sale Sign.
 - a. An "Open House" sign **MUST** display the address and hours of the open house .
 - b. Temporary directional signs identifying an Open House event cannot be displayed more than 2 hours before the event and must be removed within an hour of the events end.
 - These temporary signs are permitted to be displayed at roadside locations.
 - These temporary signs are permitted to be handwritten.
 - Failure to follow these rules could lead to restrictions on future events by the offending realtor.

F. HOME IMPROVEMENT CONTRACTOR SIGNS

1. No signs are to be placed on construction sites until the Architectural Control Committee has approved the construction plans.

2. A single sign is permitted to be displayed during the home improvement project (decks, roofs, pools, landscaping, painting, etc.), at the residence.
3. The contractor sign must be displayed a **minimum of 50ft** from the roads edge or, within 5ft of the house, whichever is closer to the road.
4. If the improvement is a boat dock, then a sign is permitted on the waterfront side of the property only, within 5ft of the bulkhead.
5. Once the project is completed, the contractor sign must be removed immediately.
6. Sub-contractor signs of any type ARE NOT permitted at any time.

G. 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.
 - a. These signs must be removed 10 days following the day of the election.
2. School related signs are permitted provided that they are professionally done and are installed within 5ft of the occupied residence front door or within 5ft of the nearest wall of the house to the street, ie. garage wall....
3. No temporary signs of any kind are permitted in unoccupied residences.
4. No temporary signs of any kind are permitted on unimproved lots.

H. Exceptions

1. Requests for exceptions to these guidelines are to be submitted to the POA office in writing with any necessary pictures for review. Final review and decisions on exceptions are to be determined by the POA Board.

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, relocate the sign so that it does comply or, 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 90 days of the notification letter shall be discarded.
6. Unpaid sign violation fees shall be subject to collection per the Deed Restrictions Procedure.
7. Multiple failures by a realtor to comply with these guidelines could result in restrictions on that realtor to display signs of any kind in the community.

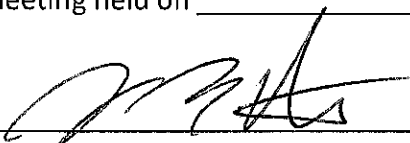
The Grand Harbor Property Owner's Association, its agents, and representatives, shall not be liable, and shall be expressly relieved from any liability, for trespass or other tort in connection with or arising from the removal of any sign not in conformity with the above-enumerated Sign Policy conditions.

APPROVED and ADOPTED by the Board of Directors on this 15th day of December, 2016.

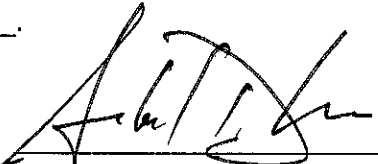


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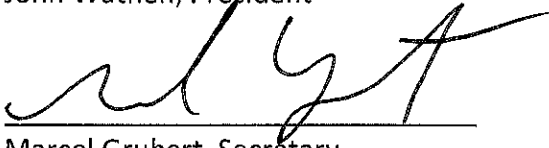
Approved by the Board of Directors of Grand Harbor Property Owners Association at the BOD meeting held on _____.



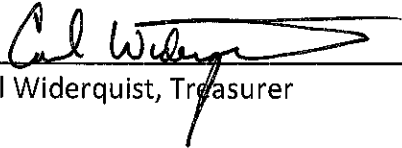
John Wathen, President



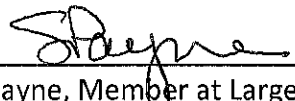
Al Dibens, Vice President



Marcel Grubert, Secretary



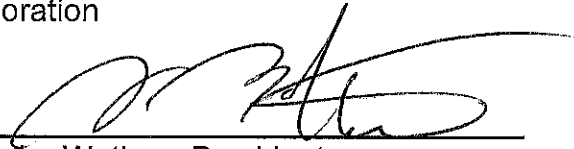
Carl Widerquist, Treasurer



Stephanie Payne, Member at Large


EXECUTED this the 21st day of December, 2016

**GRAND HARBOR PROPERTY OWNERS
ASSOCIATION, a Texas Non-profit
Corporation**

By: 
John Wathen, President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

THIS INSTRUMENT was acknowledged before me on the 21st day of December, 2016 by John Wathen, the President of GRAND HARBOR PROPERTY OWNERS ASSOCIATION Board of Directors, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein expressed.


Notary Public – State of Texas

After filing, mail to:

Grand Harbor POA
18956 Freeport Dr. Ste A
Montgomery, TX 77356

