

Commercial Signs on POA Common Property

4-21-15

Brickyard Plantation's Covenants and Restriction address Sign Controls in Section 7.21. Reference is made to "Lot". In Section 1.14, "Lot" is defined as "any parcel of Property within the Subdivision intended for use as a single-family Lot". It continues and says "...any similar portions of the Additional Property that may be so designated from time to time by the Developer, but shall not include any Common Areas as defined herein".

Our existing C&R's clearly spell out in Section 7.21 the rules as it applies to signs on a residential single family lot. The common area was excluded from this rule. Therefore, it is up to the Board of Directors to properly manage the common areas, including establishing rules for any signage.

The following signage rules and restrictions apply to all Common Area owned by the Brickyard Plantation Property Owners Association as well as managed by the Association's Board of Directors.

-All Commercial and Business Type Signs are prohibited. Examples include; real estate signs, private for sale signs and private garage sale signs. This restriction is not limited to these examples.

-All Political Signs are prohibited. Examples include candidate signage, political party signs, and political issues. This restriction is not limited to these examples.

- The Board of Directors shall be the only authority granting permission for anyone to place a sign in the Common Area. Such request must be made in writing a minimum of one week prior to the Board of Director's next scheduled board meeting. The Board of Directors will discuss the request and make a decision based on what is best for Brickyard Plantation.