

CARRIAGE HILLS COMMUNITY IMPROVEMENT ASSOC., INC. RULES AND REGULATIONS FOR POSTING OF SIGNS IN COMMON AREAS

DEED RESTRICTIONS: Section 9, states the following:

“No signs of any kind shall be displayed to the public view on any tract or lot except one sign of not more than five square feet advertising the property for sale by CARRIAGE HILLS-SECTIONS I, II, and III, or signs by a builder to advertise the property during the construction and sales period.”

The deed restrictions do not really clarify the posting of signs in the common areas, nor on the public right of way. The BOD has developed rules and regulations to address this issue.

1. All stop signs, street signs and traffic related signs belong to the County. It is against the law to attach anything to those signs. If anyone has a question regarding this, they may contact the county for clarification. Any signs found attached to such signs will be removed. Recovery of such signs by the owner can not be guaranteed.
2. The boulevard median is actually County property; thereby governed the same as any county right of way along any county road. Any signs posted in these areas are considered “Bandit Signs” and may be removed by anyone who wishes to remove them. Recovery of such signs by the owner can not be guaranteed.
3. **Garage Sale, Party Signs, and/or Personal Announcement signs:** Signs directing the public to garage sales, parties, or personal events, must be removed immediately at the close of such an event.
4. **Community Sponsored Activities/Function signs:** Such activities are announced through the use of signs, but those involved in the activity are responsible for removing the signs immediately upon the close of the activity. Signs should not be posted more than **two** weeks prior to the activity. This responsibility has usually been that of the Chairman of the specific activity; however, the Chairman may appoint an individual to assure that the sign policy is followed.
5. **DO NOT** under any circumstance nail or staple signs to the trees on the boulevard. This can kill the trees or cause insect infestation, besides being unsightly.
6. **DO NOT** attach signs to the outside of the guard shack. The subdivision uses the guard shack for security and community wide purposes.
7. **Real Estate - Homes/Property for Sale:** Neither realtors nor homeowners are allowed to post signs in any common area advertising any home or property for sale. However, a realtor or homeowner can post an Open House sign and/or directional signs **only** on the day of the Open House event.
8. **Lost Pet Signs:** Signs should be freestanding and should be posted for no longer than **one** week.
9. **Other Signs:** For any other signs not covered in the above, anyone wishing to post a sign of any other description, it must first be presented to the CHCIA Board of Directors for approval.