

COUNTRY CLUB OF MOUNT DORA HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION NO. 2007-3

RE: Adoption of Policy on Use of Realty Signs

WHEREAS, Article 7.20.1(a) of the Association's *By-Laws* gives the Board of Directors the authority to adopt rules and regulations governing the use of the Common Areas and Facilities and the personal conduct of Members thereon; and

WHEREAS, Article XIII.14 of the Association's *Declaration of Restrictions* places restrictions on the use of "for sale" and "for rent" realty signs at the CCMD; and

WHEREAS, the Board recognizes that it is in the best interests of the Association to regulate the use of all realty signs (hereinafter referred to as "CCMD Realty Signs") in a way that protects the appearance and property values of the CCMD Properties and that conforms to the standards of the community.

NOW, THEREFORE, BE IT:

RESOLVED, that the Board hereby reiterates the restrictions in Article XIII and adopts the following rules and regulations on the use of CCMD Realty Signs:

1. All CCMD Realty Signs shall be uniform in design and shall be issued by the Association;
2. CCMD Realty Signs may be rented by a Unit Owner or Realtor at the then-current fee (currently set by the Board of Directors at \$65), all but \$10 of which shall be refunded to the Unit Owner or realtor if the signs are returned in good and usable condition, as determined by the Property Manager;
3. Unit Owner or Realtor shall return CCMD Realty Signs to the Association if the Unit is not on the active market;
4. No CCMD Realty Sign shall be placed in the window of any Unit;
5. No CCMD Realty Sign shall be placed anywhere on the Common Area and Facilities, including anywhere along Country Club Boulevard, rights of way, median strips, entrances to subdivisions, or at the front entrance to the CCMD;
6. Each Unit is allowed two (2) CCMD Realty Signs: (i) one at the front or side yard and (ii) one at the rear yard if the rear yard abuts the golf course or a street;
7. No CCMD Realty Sign may have more than two (2) riders, as follows: (i) All contact information shall be placed at the bottom of the CCMD Realty Sign and shall be professionally printed; (ii) Realtors may use their own professionally printed contact rider; (iii) Unit Owners shall obtain a contact rider from an Association-approved sign contractor at the then-prevailing rate (currently \$25); (iv) The second rider shall refer only to the characteristics of the house to be sold, e.g., "Three Bedroom," or "Lake Front," or "Golf Front"; and (v) Riders shall be placed so as not to obscure the face of the CCMD Realty Sign.;
8. Hand-written or hand-printed realty signs or riders are prohibited
9. Flyer boxes shall not be placed on the CCMD realty sign in such a manner that the face of the sign is obscured and, in any case, shall not be attached to the sign with nails or screws;

10. Open house signs shall be used for directional purposes only and shall not depict the sales price or other characteristics of the Unit;
11. CCMD Realty Signs shall not be used as directional open house signs;
12. Open house signs shall not be placed on the CCMD Property more than one day in advance of the open house and promptly shall be removed at the conclusion of the open house; however, open house signs may remain on the CCMD Property through a weekend or legal holiday as long as the house is open for viewing;
13. Unit Owners shall be responsible for informing Realtors of the deed restrictions and rules and regulations regarding CCMD Realty Signs, and the Association reserves the right to enforce its deed restrictions and to remove improperly placed realty signs from the premises;
14. Any realty or open house sign removed by the Association shall be kept at the Association's Community Center for pick-up by the Unit Owner or Realtor; and

FURTHER RESOLVED, that the above-stated rules and regulations shall be published in the Association's newsletter and on the Association's website, and a copy of the rules shall be maintained at the Association's Community Center.

Approved May 24, 2007