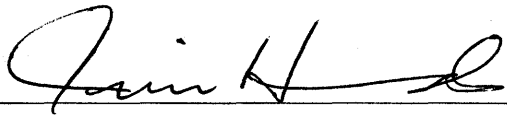
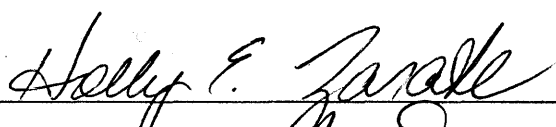


PECAN GROVE PLANTATION	POLICY AND PROCEDURE	Document Number: DR-501 Revision: B	
PROPERTY OWNERS' ASSOCIATION	POSTING, MAINTENANCE AND REMOVAL OF SIGNS	Revision Date: 06/16/98	Page Number: 1 of 6


Adopted by the Board of Trustees of Pecan Grove Plantation Property Owners' Association, Inc. on this 16 day of June, 1998.

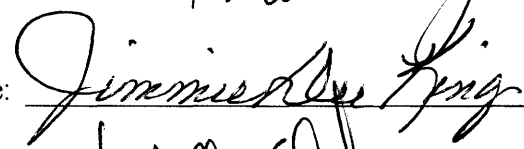
President: 

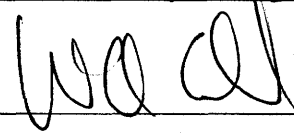
Vice President: 

Secretary: 

Treasurer: 

Trustee: 

Trustee: 

Trustee: 

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1.0 PURPOSE

To define the Association's policy on the posting, maintenance and removal of signs of all types in the subdivision.

2.0 SCOPE

Applies to all residents of Pecan Grove Plantation residing in the Property Owners' Association sections, plus all other individuals, companies, associations, and similar entities desiring to post or maintain signs in those sections.

3.0 DEFINITION

Sign: Any permanent or temporary publicly displayed message meant to advertise or convey information. Includes messages and/or information applied to fixed objects as well as such objects as posters, boards or paper materials containing information meant to be read. Association: Pecan Grove Plantation Property Owners' Association, Inc. Committee: The Deed Restriction Committee of the Association. Community Bulletin Board: A free-standing structure erected and maintained by the Association, for the purpose of providing a location for posting non-commercial signs. This structure itself is not considered to be a sign for the purpose of this policy.

4.0 REFERENCES

- Texas Statutes and Codes, Annotated Property Code. Title 11, Restrictive Covenants, chapter 204. Powers of Property Owners' Association Relating to Restrictive Covenants in Certain Subdivisions.
- Deed Restrictions for Pecan Grove Plantation.

5.0 POLICY

- Except for signs described in Sections 5.0 (f) and (g), no sign of any type may be erected or allowed to remain in the subdivision without prior written approval of the committee.
- Except for "Vehicle for Sale" signs attached to the vehicle for sale, all signs must be free-standing.

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No sign of any type may be attached to any part of any fence, mailbox, house, garage, structure or existing sign, including the support structure for that existing sign. Example: No sign may be taped to the post supporting a "STOP" sign.

- c) No sign may be placed on any property other than the owner's except as specifically set out herein or as approved in writing by the committee. This includes vacant lots, esplanades, **right-or-ways**, easements, recreational and common areas.
- d) No commercial notices may be placed on the community Bulletin Board, and no home improvement company or similar signs may be placed on lots at any time.
- e) Signs with violate Deed Restrictions and/or these policies may be removed by the Association and the Association will devote its best efforts to recovering the costs of such removal services from the individual or company erecting the sign. In calculating these costs, the Association will include all related expenses, including (but not limited to):
 - legal
 - accounting
 - administrative
 - mailing
 - amortization of related equipment such as video cameras used to gather evidence
 - supplies such as video tape, camera film, office supplies, and gasoline.
 - Contract labor
- f) The following types of signs are approved for continuous display, and no additional approvals are required from the association.
 - Street signs
 - Traffic control, warning, and information signs erected by government agencies
 - Warning or informative signs erected by utility companies, including security service providers
 - Builders' signs for builders who are actively involved in building and selling homes in the subdivision, if approved by the owner of the property where the sign is posted. Such signs must be removed thirty (30) days after the sale of the builder' last house in a section
 - House numbers, on a house, mailbox, curb, or in the yard

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- High-quality permanent wood or metal information signs erected by the Pecan Grove Property Owners' Association, Inc., Sales office. Country Club or Garden Club.

- g) The following types of signs not larger than 28" x 28" are approved for temporary display, for the specified intervals:
- 1) Real estate "for Sale" and "For Lease" signs posted in front of the property in question, while the property is for sale or lease.
 - 2) Not more than three (3) real estate "Open House" signs posted at the nearest comers, while an open house event is in progress, which signs must be removed immediately after the ending of the open house.
 - 3) School activity signs (band, sports, etc.) when erected on the property where the named individual resides, while the named individual continues to participate in the named activity.
 - 4) Dated "Lost & Found" signs pertaining to pets or personal belongings, for a maximum of seven (7) consecutive days, when erected at street intersections or on the Community Bulletin board.
 - 5) Garage Sale signs erected only in the yard at the location where a garage sale is being conducted, or on the Community Bulletin Board.
 - 6) Yard maintenance warning signs, for a maximum of two (2) days following the application of chemicals on the yard.
 - 7) Vehicle "For Sale" signs attached to the vehicle which is for sale, when the vehicle is parked on the drive at the owner's residence. (Note: Deed restrictions related to the parking or storage of vehicles still apply).
 - 8) Signs announcing special occasions, such as birthdays, new babies, anniversaries, graduations, block parties, etc., if confined to the property of the honoree and/or consenting neighbors, for up to three (3) days per occasion.
 - 9) Signs erected as part of holiday decorations (any size acceptable) for the duration of the specific holiday season.
 - 10) Signs supporting political candidates, one (1) per candidate or cause, if confined to the property of the homeowner, for the interval from thirty (30) days before the relevant election, to five (5) days following the election.

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11) Signs approved in advance, in writing, by the Association for the specified interval stated on the approval.

6.0 PROCEDURES

a) To obtain the Association's written approval for a sign not specifically covered in the preceding sections, the resident shall submit a written request including the resident's name, address, telephone number, telefax number (if available), an accurate sketch or example of the proposed sign, proposed posting location(s), the date interval for which approval to post is requested, and the date on which the request is submitted. This shall be submitted in person to any board member at least seven (7) calendar days before the proposed posting interval begins, or it may be mailed to the Association at least ten (10) calendar days before the proposed posting interval begins. The Association will consider the request and respond promptly in writing, stating the reason for rejecting any request which is rejected.

b) If a violation appears to be occurring, the investigating individual may acquire photographic evidence, and note the identity and address of the violator if possible. The investigating individual may be a member of the Association's Deed Restrictions committee, one of the subdivision's Courtesy Patrol Employees, or a volunteer authorized by the Committee. This will occur either

- Upon receipt of a Deed Restriction Complaint regarding a sign, or
- When an apparent violation is noticed by the investigating individual

c) The violator will be notified as soon as practical, in a manner best suited to the situation, as judged by the investigator and/or the Committee.

d) The investigating individual may confiscate the offending sign as evidence, but only after obtaining photographic evidence clearly indicating the nature of the alleged violation.

e) The violator may be immediately advised that a deed restriction violation is occurring and remedial costs will be incurred if the violator does not promptly remedy the situation. (The investigator is encouraged to allow the offender up to one (1) hour to remove the offending sign, if notification is practical and reasonable, in the investigator's sole judgment).

f) If necessary, the investigator. Committee member. Courtesy Patrol employee, or maintenance

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worker retained by the Committee may remove the offending sign(s) and repair any damage related to the posting of the sign(s). All such work will be promptly reported to the Committee, including details of expenses incurred for labor and supplies.

g) The Committee will arrange for the violator to be billed for the reasonable costs incurred for sign removal.

h) The Association may arrange for a lien to be placed on the property of a violator who does not reimburse the Association for these expenses within thirty (30) days of the mailing of an invoice via certified mail to the violator's last-known address. Legal, accounting, and administrative expenses are to be included in the computation of costs incurred.

7.0 RESPONSIBILITIES

a) The Association's Deed Restrictions Committee is responsible for the maintenance and application of these Policies, subject to review by the Board of the Association with advice of legal council.

b) The Association's accounting firm may calculate expenses relating to sign removal and will create and mail invoices, make collections, and report **noncompliance**, upon receipt of supporting information from the Committee.

c) The Association's attorney or accounting firm will make arrangements for the placement of liens to secure payment of unpaid invoices, upon receipt of instructions and supporting documentation from the Committee.

d) The Association retains the right to change these policies at any time, as governed by the Association's bylaws and the relevant Deed Restrictions.

8.0 REVISION HISTORY

Rev. A 09/16/96 Adopt initial release.

Rev. B 06/16/98 Delete Item 6, paragraph 5.0.g (eliminate automatic approval of home improvement signs while activity is in progress.) Add second half of Paragraph 5.0 d.