

La Cresta Property Owners Association

A California Nonprofit Mutual Benefit Corporation

SIGN POLICY

(THIS REPLACES THE *SIGN POLICY* DATED MAY 31, 1997)

By Article III, Section 13 of the Associations Bylaws, the Board of Directors has the power and duty to, inter alia, provide, promulgate and enforce all regulations reasonably necessary to govern and police the use of the Associations road easements.

The La Cresta Property Owners Association, Board of Directors has passed a resolution using their powers under the governing documents relating to:

Real Estate, Commercial or Single Event signs within the Association. The Board considers this resolution to be both necessary and highly desirable to ensure that La Cresta maintains the property values of all owners. The Board feels that this can only be done by ensuring that the Association retains as excellent an aesthetic appearance as possible. Pursuant to the Boards powers, the Board hereby resolves that as of May 1st, 2013, with regard to all signage inside the LCPOA boundaries the following rules/regulations will apply:

PLEASE NOTE:

NO SIGNS OF ANY TYPE ARE TO BE PLACED ON LCPOA STREET OR SIGN POLES.

ALL SIGNS PLACED ALONG THE ROAD SIDES OR ON EASEMENTS ARE TO BE FREE STANDING AND NO MORE THAN 3' HIGH AND TWO SQUARE FEET IN TOTAL AREA.

1. REAL ESTATE SIGNS:

- No Cross Arm Style signs shall exceed four square feet (4sqft) in total area with a 5' post.
- There shall be only one (1) sign per parcel.
- All signs shall be supported by a metal stake or wooden post.
- Each sign shall be placed perpendicular to the roadway.
- Each sign shall be placed at least ten (10) feet back from the edge of the paved surface of the roadway.
- No other large signs shall be placed on the Association road easements outside of the parcel to which such signs pertain without the Associations prior written consent. This includes directional or other signs placed at the entrance or along roads within the Association. Smaller *Open House* signs fall under the single day event section of this policy

2. COMMERCIAL SIGNS:

- All signs designed to solicit business are prohibited within the LCPOA boundaries.

3. SINGLE DAY EVENT SIGNS:

- These type signs for "single" day events; such as, weddings, birthdays, parties, garage sales, etc. - must be removed before sundown the day after the event.

4. ALL OTHER SIGNS:

- These are classified as signs designed to be in place for more than a single day, such as, "lost Dog", rewards for finding pets, etc. All banner signs must have board of director approval. These signs shall be removed by the person or persons who placed them.

La Cresta Property Owners Association

A California Nonprofit Mutual Benefit Corporation

SIGN POLICY

EXEMPTIONS TO SIGN POLICY:

- Signs on private properties referring to:
- No Trespassing, monitored security alarm systems (ADT), signs that post owners name & address, signs posted by grove/farms (agricultural-no spraying),
- Equestrian Signs – will have their own requirements.

PLACEMENT OF SIGNS:

- Only on private property and road easements
- Realtor Open House and Single Day Event Signs – only one sign per Street, (example – 1 sign on Avenida La Cresta another on Avenida Bonita, 1 in front of house sponsoring the event.

ENFORCEMENT OF POLICY:

- Sign Policy violations are subject to the fine policies currently in place according to the LCPOA governing documents.
- **Violation of the sign policy will result in the confiscation of the sign(s) and their removal by the Management Company and/or disposal.**

This *Sign Policy* was duly adopted by the La Cresta POA Board of Directors at the meeting held on May 1, 2013, following compliance with Civil Code Section 1357.130, and notice of the Policy's adoption was given to the membership pursuant to Civil Code Section 1357.130(c).