

HOLLEY BY THE SEA AND HIDDEN CREEK ESTATES SIGN POLICY

Pursuant to CONSOLIDATION OF DECLARATION OF PROTECTIVE PROPERTY RIGHTS AND RESTRICTIONS OF HOLLEY BY THE SEA AND HOLLEY BY THE SEA IMPROVEMENT ASSOCIATION, INC. – ARTICLE VII GENERAL RESTRICTIONS AND COVENANTS LAND USE AND BUILDING TYPE.

Section 13. Pets and Signs...No signs of any kind shall be displayed on any residential lot unless the form and size of such signs be first approved by the Subdivider.

Pursuant to HIDDEN CREEK ESTATES PROPERTY RIGHTS AND RESTRICTIONS AND BY-LAWS, DECLARATION OF COVENANTS AND RESTRICTIONS FOR FLORIDA HIDDEN CREEK ESTATES – ARTICLE VII OCCUPANCY AND USE RESTRICTIONS.

Section 7.6.2 No signs. Except small name signs approved by the Architectural Control Committee, shall be placed or erected or displayed on any Lot or Living Unit (such as same may be viewed from any roadway, any other Living Unit or Lot or from the COUNTRY CLUB). Proviso: The aforesaid shall not apply to any official notices posted by the Association or any signs required by legal proceedings.

The Architectural Control Committee received approval of the following policy for signs:

1. No signs are to be posted on and/or obstruct any utility poles, street signs or county signs.
2. Signs for weekend garage sales are permitted and must be removed on the last day of the sale.
3. Professional real estate signs to rent or sell a home in HBTS can be placed on the lot to be sold or rented. "Open House" temporary signs can be used but must be removed when agent or owner is not on site.
4. Professionally made political signs are permitted on the lot when permission has been secured from property owner/tenant. These signs show an interest in our political community and we encourage homeowners to be aware of their options and to vote on the issues. These signs (maximum of three) should not, however, create a nuisance or be unsightly. Signs may be displayed thirty (30) days prior to each election and must be removed within seven (7) days after each election.
5. Sign to indicate a security system and those for "neighborhood watch" programs are allowed and should be discreet.
6. No commercial signs are allowed to be erected on any lot or within the HBTS residential areas. (Exception: a business may place their sign on the property while they are doing work on said property.)
7. A lot under development must have a temporary sign erected to show the permit to build. The builder is also permitted to place a sign on that lot while it is under construction.
8. Seasonal signage (i.e. sports, school, holiday related) are acceptable during the season.
9. Per Santa Rosa County code, Article Eight, SIGNAGE: No sign can be larger than 6 sq. ft. in surface area or placed within the road right-of-way and no closer than twenty (20) feet to the curb, edge of the pavement or corner of an intersection.

10. A maximum of five (5) temporary signs are permitted on the property at any one time.

11. Other signage meeting Santa Rosa County Land Development Code 8.08.00 "Temporary Signs" guidelines are permitted.

Signs not meeting the above criteria **must** be submitted for approval. All signage must fall within Santa Rosa County Land Development guidelines to be considered for approval.

Violations: The Architectural Office staff will send a letter outlining the violation to the owner. If the sign is not removed by the owner, the sign may be removed by HBTS.