

**THE LAKES AT**  
 *Belle Terre*

08-19-11

The following clarifications/restrictions/allowances were voted on 4-1 by the directors and will be published in the September newsletter as notification to the homeowners.

For public safety, we can allow security signs, no trespassing and dog warning signs as well as handicapped signs and HOA signs of any type. But yard sales and school spirit may be different... we discussed this before but tabled it. We can address it again now, since the issue has again generated much debate and is creating an enforcement problem:

1. **Yard Sale Signs:** Under the restrictions, signs are prohibited on any lot. The common areas/street-side servitudes are not lots and are controlled by the HOA; therefore, we can allow and regulate yard sale signs placed at the front and on the street-side servitudes without violating the restrictions, or we can prohibit them altogether. We can do this by resolution or we can just ignore the signs and explain, if complained about, that items placed on servitudes are under control of the HOA and not governed by the restrictions, and that we have decided to allow garage sale signs. I think it is best to develop a policy regarding garage sales in order to clarify what is allowed. I propose we resolve to allow no more than 4 yard sale signs, to be placed at the front and on street -side servitudes only, for not more than 3 days at a time.
2. **School Spirit Signs:** These are technically prohibited by the restrictions. However, the law allows us to selectively enforce against certain classes of signs so long as we do not discriminate against individuals, without losing the right to enforce against other classes of signs. If we want to allow these signs, we should do so by resolution so Danny can explain it is a board policy decision to allow school spirit signs but not others, and if folks disagree they should make a written complaint to the board for us to take up at a later time. I propose we declare a public policy to encourage school spirit and support our young people, and allow one professionally made sign per lot, not to exceed 20 x 24 inches, to be displayed from inside a window only.
3. **Home security, Handicapped, No Trespassing, Dog Warning, and Fire Safety signs:** These are technically prohibited by the restrictions. However, the law allows us to selectively enforce against certain classes of signs so long as we do not discriminate against individuals, without losing the right to enforce against other classes of signs. If we want to allow these signs, we should do so by resolution. I propose we declare a public safety policy to allow these types of signs, if professionally made, to be permanently posted in a size not to exceed 20x24 inches.

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Denise Sharon  
Secretary