



HERITAGE BAY
GOLF & COUNTRY CLUB

Second Amended and Restated Declaration of Covenant, Conditions & Restrictions of
Heritage Bay Golf & Country Club
Excerpt from Section 5. USE RESTRICTIONS

5.6 Signs. No signs, banners, billboards or advertisements of any kind, including without limitation, those of Realtors, politicians, contractors or subcontractors, shall be erected or displayed anywhere within the Community, including in windows and on motor vehicles. The Board of Directors shall have the right to erect signs or allow signs to be displayed as it deems appropriate. Notwithstanding the foregoing, no Owner may erect or display any signs in or on any Living Unit, or structure, except that one (1) oval "For Sale" or one (1) oval "For Rent" sign no larger than ten (10) inches in height and no more than eighteen (18) inches in width is permitted. The sign shall conform to the drawing depicted on the attached sheet (see Exhibit "F") and shall have a dark green background with white lettering and numbering. The party seeking to erect or place a sign on their property shall be required to purchase the sign and sign post. Owner's right to install a sign shall be further subjected to the following restrictions and those which may be later promulgated by the Architectural Review Committee:

- (a) The sign shall only contain the telephone number and the name of either the homeowner or the real estate company listing the property, if any;
- (b) Telephone number letters shall not exceed four (4) inches in height and the lettering indicating the homeowner or real estate company shall not exceed two (2) inches in height;
- (c) The signs shall be oval in shape and shall have a dark green background with white lettering;
- (d) For single-family homes, one (1) oval "For Sale" sign may be located in the front of the property, no closer than fifteen (15) feet from the street pavement;
- (e) For condominiums, one (1) oval "For Sale" sign is permitted;
- (f) For single-family homes, villas, and condominiums, one (1) oval "For Rent" sign may be located in one (1) window of the home or condominium;
- (g) All signage must be removed from the site upon signing of a contract;
- (h) No "Sale Pending" or "Sold" signs are allowed;
- (i) Note: Notwithstanding the foregoing, the individual neighborhood associations may prevent, prohibit, or impose additional restrictions on the placement of signs in their respective neighborhoods;
- (j) The Architectural Review Committee may require that all signs installed or placed within the community be constructed or installed by a vendor designated and approved by the Association, in order to insure conformity with these restrictions.

If any sign is erected in violation of this provision, the Club, the CDD or any Neighborhood Association shall have the right to enter the property on which the sign is located and remove it, as well as levy a fine of \$100.00/day for each day's violation and the Club may suspend the violator's use privileges of the golf and community common areas. Said action to enter one's property and remove the sign, if necessary, shall be deemed expressly permitted by the property owner.