

Beech Mountain Lakes Association Policies			
<i>Section:</i>	4.0 Administration	<i>Effective Date:</i>	January 01.2022
<i>Policy:</i>	4.3 Community Signage Policy	<i>Supersedes:</i>	January 28, 2015
<i>Approved by:</i>	5 of 5 Board Members		

If applicable, the exact amount of the fee, fine or deposit that may be referenced in the below policy can be found in the Schedule for Fees and Fines (found by following this link).

If permits are required for this policy:

- 1. Beech Mountain has 30 days from date of submission to approve the permit.*
- 2. It is your responsibility to check with Butler Township for any permits needed to ensure you are in compliance with their policies.*

RECITALS

- A. Whereas, the Beech Mountain Lakes Protective Covenants, Declarations, and Rules and Regulations, from hereon referred to as the 'Policies,' describe how a property may be used, developed, and maintained within the community.
- B. Whereas, the Board of Directors, under section 13 of the Beech Mountain Lakes Protective Covenants has the power to implement general use restrictions including section 13.10.
- C. Whereas, the Property Owner, under section 3.0 of the Policies, is charged with certain responsibilities regarding the care, maintenance, service, and preservation of property within Beech Mountain Lakes Association in Drums, Pennsylvania.
- D. Whereas, the Board of Directors wishes to update a uniform policy for community signage.

Now, therefore, let it be resolved that the Board of Directors hereby updates the following policy on community signage:

Definitions

Inasmuch as "signs" vary significantly in size, color, placement and intent, the following definitions will be used herein:

Sign: a written public display of a message; a posted notice bearing a designation, direction, or command; an announcement, handbill or notice

Banner: a piece of cloth, plastic, paper or other material bearing a motto or legend; a patriotic or decorative flag

Placard: a sign or notice for display in a public place

Poster: a large, usually printed sign that is posted to advertise or publicize something

Exceptions

Traffic, hazard, and emergency signs are exempted from this resolution, as are street identification and direction signs.

General Rules and Considerations

- 1) Written permission from the Administration is required for placement of all signs except as noted below.
- 2) Signs and banners may not be attached to utility poles, traffic control signs, or placed on property/lots that are not owned by the homeowner who is placing the signs.
- 3) Signs with offensive language, as defined by administration, are prohibited.

This policy shall not prohibit homeowners from displaying items such as security, beware of dog, sports, welcome, holiday, garden, invisible fence signs, flags or banners on their property subject to the conditions below:

Rules pertaining to Commercial Signs and Banners

A) Real Estate Related Signs

- a. All "For Sale", "For Rent" or "For Lease" signs must be placed on or within five feet of the dwelling, regardless of whether being placed there by a realtor, owner, or designee.
- b. All "For Sale" signs on vacant lots must be placed on the street-side of the property and at least five feet from the roadway.
- c. Realty signs may not exceed two feet by 3 feet.

B) Contractor's Signs

- a. Signs advertising the contractor of a dwelling under construction may be placed at the front of the lot (and at least five feet from the roadway) until the dwelling is sided.
- b. After the siding is complete, such advertising sign must be placed within five (5) feet of the front of the dwelling.
- c. Building *Permits* issued by Beech Mountain Lakes or Butler Township must be displayed at the street-side of the property being developed. It shall remain there throughout the construction of the dwelling.
- d. All signs must be removed at the completion of construction.
- e. Contractor signs may not exceed four feet by four feet.

C) Electoral signs

- a. Political placards, banners and/or other political signage are only

permitted 30 days prior to an election day, provided that, in the judgment of the Administration or the Board, the size or number of signs does not constitute a public eyesore.

- b. Political signage must be removed no later than 48 hours following the election to which they relate.

D) Information Signboards

- a. Signboards may be placed at the entrance/exit of Beech Mountain Lakes and display information of general community interest such as meeting notices, recreational/educational events and similar activities.
- b. Information so displayed will be posted only by or at the direction of the Recreation Manager or the General Manager.

E) Other Commercial signage

No commercial signs other than the Beech Mountain Lakes/Quail Hollow Village sign on PA 309 and the Quail Hollow Village sign at the timeshares are permitted.

Penalties for Noncompliance

- 1. If any signage is found to be in violation of any part of this Resolution, it will be the responsibility of the Administration to notify those responsible for the placement of such signs. The Administration will specify the condition or conditions of non-compliance.
- 2. Upon notification by the Administration, parties shall have 48 hours to remedy non-complying conditions.
- 3. After such time, those responsible for the placement of the signs will be fined (See the Schedule for Fees and Fines.) until the situation is remedied.
- 4. All event signs must be removed within 48 hours following the event.
- 5. Failure to remove signs within the 48 hours will result in a fine.
- 6. Those fined have the right to appeal.

Effective Date:

In witness whereof, the undersigned have executed this resolution on the 1st day of January, 2022 .

Signature on file in Admin office

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President

Secretary