

Lake Tallavana
Policy on Signs and Flags
Adopted at April 10, 2007 Board Meeting

110.6 Signs & Flags:

Florida statute 720.304 places responsibility on the Homeowners' association to reasonably control the use of signs, flags and other displays within the neighborhood. The THA Board has consistently stated that commercial or retail signs, permanent outdoor displays or flags carrying a commercial message are not allowed on THA property or private property within the community. The definition of commercial or retail includes, but is not limited to, signs promoting radio stations, services, garage sales or other items of commerce. If a homeowner wishes to advertise a service, a commercial business or commercial items to other homeowners within the community, THA provides free access to advertising in its quarterly newsletter and Web site on the internet. (Please send your business card size copy to the THA corporate secretary at P.O. Box 1075 or place in the THA drop box at 145 Honeysuckle. All copy will be printed in the newsletter no larger than 2" X 3 1/2")

(1) Exceptions to Sign & Flag Guidelines:

- (a) Holiday and seasonal displays or Armed Services flags are exempt from these guidelines as long as the displays contain no commercial content and are removed promptly after the holiday or season has past. (Seasonal displays include College team flags or pennants)
- (b) Small decorative or informational signs are exempt provided the size, content and number is unobtrusive in the neighborhood environment. Lack of commercial content is also required to be exempt.
- (c) A single small sign indicating that the property is protected by a licensed security company is allowed provided it is within 10 feet of the property's driveway and not on THA road right of way.
- (d) The United States or the State of Florida Flag (no larger than 4.5 feet by 6 feet) is exempt provided they are displayed properly per Title 36 U.S. Code, Chapter 10. If you choose to provide a permanent flagpole, one that has a foundation and cannot easily be moved, you must obtain permission for such a structure from the THA ACC. Such a structure cannot be located in the road right of way or in any of the legal buffers surrounding your property.
- (e) Address or other signs required by the U.S. Postal service on your mailbox are exempt. (Some homeowners place portable flagpoles on or near their mailboxes for the U.S. Flag or seasonal displays. While this practice is currently acceptable to THA, it may put the homeowner at risk of a liability claim if the display causes a safety hazard to foot or auto traffic.)
- (f) During the course of construction or remodeling, Contractor's signs required by Federal, state, county ordinance or ACC rules and a single sign to identify

the work site for deliveries are exempt from these guidelines, provided that such signs are not placed on the road right of way and are removed within 30 days of completion of the construction or remodeling.

- (g) A single “For Sale” sign provided by a Realty Company or by the homeowner is exempt provided the sign is located on the homeowner’s property or when that is not feasible, located as far as possible from the edge of the traveled roadway. Further provided that sign will not exceed 24 by 36 inches (or 6 square feet) in size and that the sign will be removed promptly after the closing of the sale of the property. Additional “For Sale” signs are not allowed; especially outside the front gate and such signs will be removed by THA after notifying the responsible party.
- (h) “Open House” signs provided by a Realty Company or by the homeowner are exempt and may be placed on THA property outside the front gate and wherever necessary to direct potential buyers to the open house provided that the signs are placed no sooner than 24 hours before the open house and are removed not later than 24 hours after the open house. Any sign left outside the front gate after the 24-hour period will be removed by THA. (See 145. Gate Policy for information on having the gate open for your Open House)

Definition: unobtrusive – inconspicuous, modest, low profile, unassuming, discreet, not easily seen or noticed.