

Date of Adoption: March 22, 2004  
Motion: #04-03-197  
Revised: 4/12/04 & 09/12/07  
Motion: #04-04-05 & 07-09-84  
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**SUBJECT: POLICY FOR DISPLAY OF SIGNS IN LAKENGREN**

Reason for Policy: To enhance the appearance of Lakengren, it is necessary to restrict the number, size and type of signs, placards and advertising displays to those absolutely necessary for legitimate purposes.

**Source of Board Authority:** Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b and Deed Restriction #5.

**POLICY:** Signs in general are not permitted on LPOA property except those listed below:

- A. Lakengren Property Owners Association Community Property, Buildings and Lots. The only signs permitted are those which give the names of the facility, hours of operation and admittance requirements. These signs will be of a standard design and tastefully executed to conform to the Lakengren motif. Other signs required for temporary use must be approved by the Board of Trustees on a case by case basis.
- B. Road and Traffic Control Signs. These signs will conform to the Uniform Manual of Traffic Control Devices and will be posted in conformity with this code for the purpose of safety and control of traffic on Lakengren roadways.
- C. Real Estate Signs/Home for Sale by Owner. One to show PROPERTY FOR SALE, either by owner or by realtor is permitted per lot, or group of contingent lots being sold as one unit. This sign must be well-constructed and securely anchored or set in the ground. When it becomes faded or illegible, it must be removed and replaced. Signs shall not exceed four square feet in size.
1. One additional sign may be permitted, at the discretion of the Manager or Board of Trustees, if needed to provide visibility when the property is a corner lot or waterfront lot (on the main lake only) with one sign for each roadway or waterfront exposure.
  2. One temporary OPEN HOUSE sign is permitted on the property in addition to the For Sale sign. This sign is permitted Friday through Sunday inclusively only for the scheduled weekend of the Open House. It is recommended that directional maps to an Open House be provided to Security for distribution at the front gate entrance.
  3. **Signs must be removed no later than 10 days after closing on the property.**
- D. Contractor Signs. One sign to advertise work being done on a property (i.e. home construction or repairs, lawn service, roofing, windows, etc.) may be displayed by the contractor only for the duration of the actual work, and must be removed immediately upon completion of service. Signs advertising a home-based business on Lakengren residential property are *not* permitted. Signs shall not exceed four square feet in size.

E. Garage Sale Signs. LPOA authorized bi-annual Community GARAGE AND YARD SALE Signs are permitted for a period not to exceed three days. The individuals sponsoring the sale may post signs at the sale site and must remove all signs immediately upon completion of the sale. Signs shall not exceed four square feet in size.

F. Political Signs. Members may display signs for POLITICAL candidates and issues only on property they own or lease. Signs may not be displayed earlier than 30 days before an election and must be removed no later than 2 days after the election. These signs may be of the size, shape and material provided by the candidates, not to exceed four square feet, and must be securely anchored or set in the ground and situated so as not to cause traffic hazards by obstruction of motorists' view of intersections, etc. Not more than three signs will be permitted per lot. Political signs will not be affixed to utility poles, structures or trees, nor placed on property or structures owned or controlled by the LPOA. In no case will any signs be posted in violation of local election laws.

G. Miscellaneous Signs.

1. Home and lot owners may post individual signs giving the name of the residence. Signs will be in good taste, well constructed and securely anchored or set in the ground and not to exceed four square feet in size.
2. Individuals sponsoring parties, picnics, etc. at their property may provide directional maps to Security for distribution to guests at the front gate entrance.
3. Signs for special events sponsored by an LPOA organization, such as craft shows, water shows, etc. are permitted on a case by case basis subject to approval by the Manager or LPOA Board of Trustees.

***NOTE: No signs of any kind are permitted within Ditch Lines anywhere within Lakengren, nor may they block any other signs or be an obstruction to traffic within Lakengren.***

H. VIOLATIONS. Any signs found that do not fall within the guidelines set forth in this policy may be removed by LPOA Security and held for 24 hours until claim is made to them. Violators may receive warnings, citations and/or a fine of \$25.00 as may be applicable. Repeat violators may be banned from displaying signs of any kind.

Submitted by: LPOA Board of Trustees; LPOA Policy Review Committee