



TJ Henshaw, President
Joe Munsch, Vice President

Brad McCampbell, Treasurer
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POLICY RESOLUTION NUMBER 9 (draft 2)

UNIFORM “FOR SALE BY OWNER” SIGNS

WHEREAS, Article VI Section 6.10 Signs, of the Declaration of Covenants, Conditions and Restrictions for Land’s End at Lake Fork (the “Declaration”) prohibits all signs, except one advertising the property for sale, and further provides for the adoption and requirement of a uniform “Land’s End for sale” sign; and

WHEREAS, the Board of Directors (the “Board”), in its capacity as the ACC, desires to maintain the high-quality public image of Land’s End and provide a uniform standard for the use of signs by those owners who may wish to sell their property without listing with a realtor;

NOW, THEREFORE, BE IT RESOLVED THAT the Association has adopted an official real estate sign and requires that it be used as the only sign permitted on all properties advertised “for sale by owner” within Land’s End, in accordance with the following guidelines:

1. Properties listed with licensed realtors will be permitted to use the realtor’s sign, provided however, that it conforms to the general size and display guidelines listed herein. Realtor signs must be displayed in frames similar to those used by owners and may not be mounted on posts. Accommodations will be made for slight variations in size and shape.
2. The sign shall be 18” tall by 24” wide and shall include the seller’s lot number and phone number in 4” numbers, and shall be mounted in a sign holder appropriate for such use.
3. An info tube or info box for flyers may be attached to the sign holder, if desired.
4. Only one sign per property will be permitted within view of the roadway. A second sign will be permitted at the rear of the property facing the golf course or the lake, if desired.
5. For consistency and quality control, the Association shall purchase the official “For Sale” sign(s) and sign holder(s) for each owner that desires to advertise their lot “for sale by owner”.
6. The Association shall rent the sign(s) to owners for a one-time fee equal to the Association’s cost, and the owner shall return the sign(s) to the Association after a sale. All signs must be removed upon closing.
7. The sign may be displayed either parallel or perpendicular to the roadway on the front of the owner’s property and a minimum of fifteen (15) feet from edge of the pavement.
8. It shall be the sole responsibility of the owner or their agent to properly display and maintain the area around their sign. Fallen or overgrown signs will not be maintained by the Association, but will be removed and stored until the owner reclaims the sign for properly re-display.

BE IT FURTHER RESOLVED THAT all “For Sale By Owner” signs currently on display shall be removed within 30 days of today’s date.

ATTEST:

(Date)

President of the Association