

**BOARD RESOLUTION REGULATING  
SIGNS USE IN  
TARPON COVE COMMUNITY ASSOCIATION, INC.**

WHEREAS, the Tarpon Cove Community Association, Inc. ("Association") is the not-for-profit Florida corporation responsible for the administration, operation and management of the Tarpon Cove community in Collier County, Florida ("Community"), which operates as a homeowners association pursuant to Chapter 720, Florida Statutes;

WHEREAS, the Board of Directors of the Association is responsible for adopting Rules and Regulations ("Rules") regarding the activity within the Community and management is charged with the day-to-day operation, management and oversight of the Community, and this responsibility includes but is not limited to enforcement of the Governing Documents for the Community;

WHEREAS, Section 8.5 of the Declaration of Covenants, Conditions and Restrictions for Tarpon Cove, (the "Declaration"), provides as follows:

*8.5 **Signs.** Except as provided herein no owner may post signs of any type whatsoever in Tarpon Cove. The temporary posting or display of one (1) "For Sale", "For Rent", "Open House" or other similar signs shall be permitted with the prior approval of the Board of Directors. The Board may adopt specifications regarding the size, shape, location, number and duration of permissible signs. Lot owners may post security/alarm signs issued by the security/alarm service provider in accordance with Chapter 720, Florida Statutes. The Board may but is not obligated to allow other types of signs as it deems permissible from time to time and adopt specifications regarding same. The Association shall have the right to remove any unapproved sign without prior notice to the owner and entry upon a Lot or Unit for such purpose shall not be deemed a trespass. The Board may also establish real estate open house hours and limit access to the community accordingly.*

WHEREAS, Section 7 of the By Laws further grants the Board of Directors the authority to adopt Rules governing the Properties (including the Lots) and the Common Areas;

WHEREAS, the Board of Directors has determined that guidelines are needed with respect to number of signs, specification of signs to be allowed and open house hours.

WHEREAS, the Board of Directors has determined that it is in the best interests of the Association and all members to adopt this Resolution to enforce the Declaration and ensure uniformity of allowed signage within the Community by the residents.

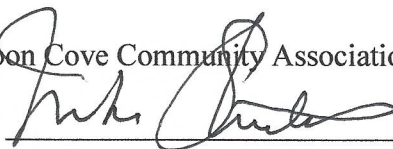
NOW, THEREFORE, it is resolved as follows:

1. A home owner can have (1) one For Sale sign installed on the lawn in front of their property. It cannot be installed in any other location including windows.

2. The only permitted For Sale sign must meet the following specifications: Sign is two feet in length and 10 inches in height. The back ground color is beige. The lettering is dark blue or black. The two posts are no more than two foot in length and 4 inches square. The post should be painted white.
3. The sign must be removed within 24 hours of closing to a new owner.
4. A small hanging sign may be hung below the sign saying pending or sold when property is under contract. The background and letter colors are the same as the main sign. No other color or sign can be attached to main sign.
5. Open Houses are permitted on Sunday Only between the hours of 12:00 noon and 5:00 pm. The front gates will be open at the same time. Under no circumstances can a gate code be posted at the front gate or on a sign.

There are five (5) total Board members. The number of Board members who voted in favor of this Resolution is 4 The Board members who voted against this Resolution is 0

The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

Tarpon Cove Community Association, Inc.  
BY:   
Mike Shields, President

Date: 18 Apr 2017

CORPORATE SEAL