

**SUMMERGLEN PROPERTY OWNERS ASSOCIATION, INC.
STATEMENT OF SIGN STANDARDS**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §

WHEREAS, the Board of Directors of the Summerglen Property Owners Association, Inc. ("Property Owners Association") is the established governing body for the subdivision commonly known as Summerglen as set forth in the dedicatory instruments for each of the defined units as set forth in Exhibit "A", incorporated herein for all purposes; and,

WHEREAS, in accordance with the duties and responsibilities imposed by the Covenants, Conditions and Restrictions for each of the referenced units, the Board of Directors of the Property Owners Association is charged with the obligation of making, establishing and promulgating in its discretion, rules, regulations and policies for the interpretation and enforcement of each of the applicable Covenants, Conditions and Restrictions along with the Summerglen General Rules and Requirements for the referenced units; and,

WHEREAS, it has been determined by the Board of Directors that it is necessary to adopt a Statement of Standards to replace paragraph 3 of the Summerglen General Rules and Requirements and to do so, the Board of Directors have adopted the hereinafter stated policy.

THEREFORE, BE IT RESOLVED:

The Board of Directors of Summerglen Property Owners Association, Inc. has and do hereby adopt the revised policy set out herein.

3. Sign Standards.
- A. All signage must be approved by the Architectural Control Committee (ACC) before being placed on any lot and must otherwise comply with the requirements of the Declaration of Covenants, Conditions and Restrictions for Summerglen.
- B. Pre-Approved Signs:
- i. A sign advertising the sale, lease, or rental of property is hereby pre-approved by the ACC and Board for display on an owner's lot (not POA property) only if the sign strictly complies with the following standards:
- a. The frame dimension shall be 18 inches wide by 24 inches high;
- b. The color of the frame and background shall be black;
- c. All lettering and numbers shall be white in MS REFERENCE SAN SERIF font and BOLD type;

- d. Each placard/insert shall be black. All lettering and numbers on each placard must comply with “c.” above with no part of any letter or number existing within three inches of the edge of the sign.
 - e. The words “For Sale”, “For Lease”, or “For Rent” must appear in lettering 3” tall on the top line to the right of a white Summerglenn logo (such logo measuring 5.5” by 6”);
 - f. On the next line must appear “By Owner”, “By Builder”, or the name of the real estate company in lettering 2” tall;
 - g. On the next line must appear the name of the realtor, builder or, if for sale by owner, the owner in lettering 1” tall;
 - h. For the person named in “g.” above, the phone number must appear on the next line in lettering 2: tall;
 - i. On the next line a website may be listed in lettering 1” tall;
 - j. At the bottom of the sign may be affixed a placard (5” x 18”) with the word “Pool” in lettering 4” tall;
 - k. On the top of the sign may be affixed a placard (5” x 18”) with the words “Sale Pending” in lettering 2” tall;
 - l. A black box 9” x 12” x 3” may be attached to the sign to contain photos and/or sales brochures;
 - m. The sign shall be placed in front of the house between five and fifteen feet from the curb without unreasonably obstructing traffic visibility from both the streets and nearby driveways;
 - n. The top of a sign shall not extend beyond four feet from the ground in which it is placed;
 - o. The property owner, builder or the realtor at the owner’s discretion is solely responsible for the cost of the sign;
 - p. No more than one sign may be displayed on any lot at any time;
 - q. Signs and placards advertising an “Open House” are strictly prohibited;
 - r. No balloons, streamers, or anything else may be attached to the sign or the owner’s lot to decorate it, draw attention to it or distinguish it from any other sign in the neighborhood;
 - s. No sign shall be placed within thirty feet of the center of an intersection; and
 - t. No advertisement signs or placards of any kind are to be placed on Summerglenn POA property (including the gate area, greenbelt and street right of ways). Signs and placards placed on POA property may be removed without prior notice to the owner, builder or realtor.
- ii. Attached as Exhibit “B” hereto is a diagram containing an exemplar of a sign that meets the specifications or pre-approval from the ACC. Said signs may be purchased at Executive Signs, 16147 College Oak, Suite 100, San Antonio, Texas 78249 and they may be reached at 210-492-9483. However, there is no requirement that the sign be purchased

through Executive Signs or anyone else. The costs of the signs are currently \$125 (single-sided) or \$150 (double-sided) (these costs include the charge for the frame). (All sign costs are subject to change by Executive Signs without notice).

iii. An owner who has an existing sign in place on the date this resolution is filed with the Bexar County Property Records shall remove the existing sign no later than ninety days from the date this resolution is filed with the Bexar County Property Records, and use a sign that is in compliance with this Sign Standard.

c. Nothing herein shall preclude display of political signs that comply with Section 202.009, Texas Property Code.

This Statement of Sign Standards was adopted on the 8 day of August, 2016 by the Board of Directors of Summer Glen Property Owners Association, Inc., and shall be effective as of the date hereof, as certified by the signatures of the President and Secretary of the Association below..

SUMMERGLEN PROPERTY OWNERS ASSOCIATION, INC.

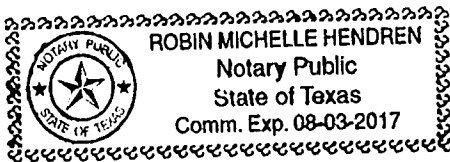
Jennifer Easley
By: Jennifer Easley, President

Caroline Cain
By: Caroline Cain, Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

This instrument was acknowledged before me on the 8 day of August, 2016, by Jennifer Easley, as President of the Summer Glen Property Owners Association, Inc., on behalf of said corporation.

Robin M. Hendren
Notary Public, State of Texas



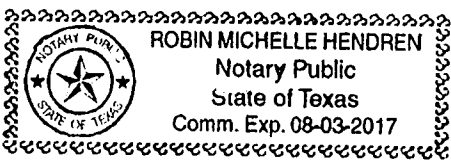
STATE OF TEXAS §
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COUNTY OF BEXAR §

This instrument was acknowledged before me on the 8 day of August, 2016, by Caroline Cain, as Secretary of the Summerglen Property Owners Association, Inc., on behalf of said corporation.

Robin M. Hendren
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Summerglen Property Owners Association, Inc.
1600 N.E. Loop 410, Suite 202
San Antonio, TX 78209

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08/17/2016 9:59AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
08/17/2016 9:59AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff