



THE POINT

The Point Owners Association, Inc.

THE POINT OWNERS ASSOCIATION, INC.

Resolution of the Board of Directors

Rules and Regulations Regarding Signs

Enacted & Effective: May 18, 2008

Updated & Effective: January 21, 2020

WHEREAS, the Board of Directors (the “Board”) of The Point Owners Association, Inc. (the “POA”) is empowered to govern the affairs of the POA pursuant to Article VI of the Bylaws of the POA and Article XIII, Section 4 of the Declaration of Covenants, Conditions, and Restrictions for The Point, recorded with the Register of Deeds of Iredell County, North Carolina in Book 1095 at Page 1206 (as amended from time to time, the “CC&Rs”), including the enforcement of the provisions of the CC&Rs and the promulgation of rules and regulations regarding the use of the Common Areas owned by the POA, and

WHEREAS, the Board desires to clarify Article VII, Section 8 of the CC&Rs relating to permitted signs on Lots (as defined in the CC&Rs) and on the Common Areas (as defined in the CC&Rs), and adopt rules and regulations governing the types and locations of such signs, and

WHEREAS, it is the intent of the Board that this interpretation of Article VII, Section 8 of the CC&Rs and these sign rules and regulations set forth herein remain in effect until otherwise rescinded, modified, or amended by the Board.

NOW, THEREFORE, BE IT RESOLVED THAT the POA does hereby adopt the following rules and regulations with respect to the placement of any temporary or permanent signs on any Lot or on the Common Areas of the POA.

1. Purpose. These rules and regulations, like all similar instruments, are intended to help uphold community standards, aesthetic and otherwise, as well as protect the investment that each property owner has made. It is the intention of the Board that these sign rules and regulations address the most frequent sign-related topics and clarify what is allowed and not allowed in The Point community. Any signs not expressly permitted hereunder shall be deemed to be in violation of these sign rules and regulations unless otherwise pre-approved in writing by the Board.
2. Traffic Circle - There are no signs of any type allowed in the inner or outer circle area of the traffic circle roadway, exception for the below referenced Club Signs.
3. POA Events. Signs advertising events conducted or sanctioned by the POA or its committees must be pre-approved by the POA Board and may be placed as follows:
 - a. Two signs/ banners may be placed up to 7 days in advance of the event when entering/ leaving The Point.



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- i. One sign (up to 3' x 5' in size) may be placed when entering The Point (on right side of road) approximately 10FT beyond the speed limit sign (prior to The Point entrance sign)
 - ii. One sign (up to 3' x 5' in size) may be placed 10 FT prior to OR 10 FT beyond the fire hydrant when exiting The Point (on right side of road before the sidewalk)
 - b. Three days before the event, one sign (up to 3' x 5' in size) may be placed on the Village Green.
4. Club Signs. Two signs advertising events being held at the Club (as defined in the CC&Rs) may be placed on the outer edge of the traffic circle roadway (southeast and southwest corners). An additional sign may be placed at the Village Green. No Club signs shall be placed within the traffic circle area. All signs advertising Club events must be not larger than 24 inches x 24 inches.
 5. Incidental Signs. Small signs located on a Lot advising that the property is protected by security services and pet containment invisible fencing are allowed so long as the signs are kept in good condition and are not larger than 10" x 10". These signs should be mounted in ways that blend with the home and/or the landscaping.
 6. Contractor or Workman Signs. Signs advertising any company or an individual who has been retained by the home/property owner to perform maintenance, renovation, or construction work of any kind are not allowed.
 7. Celebration Signs. Signs announcing the birth of children, birthdays, anniversaries, etc. are allowed on the front lawn of a Lot so long as the signs are tasteful and removed within one week.
 8. Political Signs. Election campaign or other political signs are permitted, but no earlier than 45 days before Election Day and no later than seven days after Election Day. Only one political sign is allowed at any one time on any Lot. No political sign shall be larger than 24 inches by 24 inches. No political signs are allowed on any Common Area.
 9. Moving or "Estate" Sale Signs. A sign publicizing moving, "estate" sales are allowed only on the subject Lot. Signs are to be installed and removed on the day of the sale. Signs that direct traffic to the location of a sale cannot be used. Signs publicizing "yard/garage" sales are not allowed.
 10. Property "For Sale" & Builder Signs. Builders for new home construction, property owners, or their relators can place "For Sale" signs in the yard of the applicable lot -- one sign to be placed in the front yard area and one sign in the rear yard area. All such signs shall comply



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with the style, design and content specifications set forth on Attachment A, attached hereto and incorporated herein.

11. Realtor Open House Signs. There will be no signs allowed outside the below referenced dates. Signs advertising open house events for the public are only permitted as follows:

A. Sign Information

Open house signs shall comply with the style, design and content specifications set forth on Attachment B, attached hereto and incorporated herein. No open house sign shall include the name or logo of the realtor. No attachments, such as balloons or boxes for advertising literature, are allowed on the signs.

B. Open House Signs

Signs will be permitted for realtor open houses on the first full weekend (Saturday and/or Sunday) of the month between 1:00PM and 5:00PM. If there is a schedule conflict due to a weekend holiday, the open house may be rescheduled to the second full weekend (Saturday and/ or Sunday) of the month. Signs cannot be up before 10:00AM on the day of the open house showing and must be removed by 6:00PM the same day.

C. Realtor Showings

Realtors may conduct an open house for realtor showings on the first Wednesday of each month between the hours of 11:00AM and 2:00PM. If there is a schedule conflict due to a holiday on that first Wednesday, open houses for realtor showings may be rescheduled during the second week of the month on a Wednesday. For these showings, signs cannot be up before 10:00AM on the day of the open house showing and must be removed by 3:00PM the same day.

D. Sign Placement

1. Realtors doing business in The Point shall coordinate the placement and removal of all open house signs.
2. Only one open house sign shall be placed at the entrance to the Point on the day of any open house. The location for this sign is on POA Common Open Space property of Brawley School Road heading south between the Point sign and The Harbors entrance.
3. One additional open house sign may be placed at the applicable village entrance where any **POA** open property is located and one on the corner of the street where the property is located where open house events will take place, but only on POA property.
4. Under no circumstances shall there be any signs of any type placed on private properties/resident lots that are not for sale, no matter the location. If there is more than one open house on a street, the participating realtors will coordinate sign placement at the street entrance on POA Common Open Space property only.



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5. Signs advertising an Open House may only be posted on the frontage of the lot during the time that the house is staffed with Realtor personnel or a homeowner who is actively showing the home.
 6. In no instance shall there be any signs of any type placed in the inner or outer circle area of the traffic circle roadway.
12. Property Owner Responsibility. It is the express responsibility of each property owner to ensure that the owner and his or her tenants, realtor and/or builder abide by these sign rules and regulations. Offenders should be reported to the POA's management company. The POA or its contractors and agents (e.g., members of the Board or Board-sanctioned committees, the POA's lawn maintenance contractor, the POA's management company), shall have the right to remove any sign that is not permitted under the policy or otherwise pre-approved in writing by the POA's management company, with no liability to the owner of the unauthorized sign. As provided in the CC&Rs, the POA has the right to impose monetary fines on property owners if that property owner (or the owner's realtor or builder), disregards these rules and regulations.

IN WITNESS WHEREOF, the undersigned Secretary of the POA hereby certifies that this resolution was duly adopted by written action of the Board on January 21, 2020.

ATTEST:

1/31/20
Date

Jennifer A Byrd
Jennifer A. Byrd, Secretary

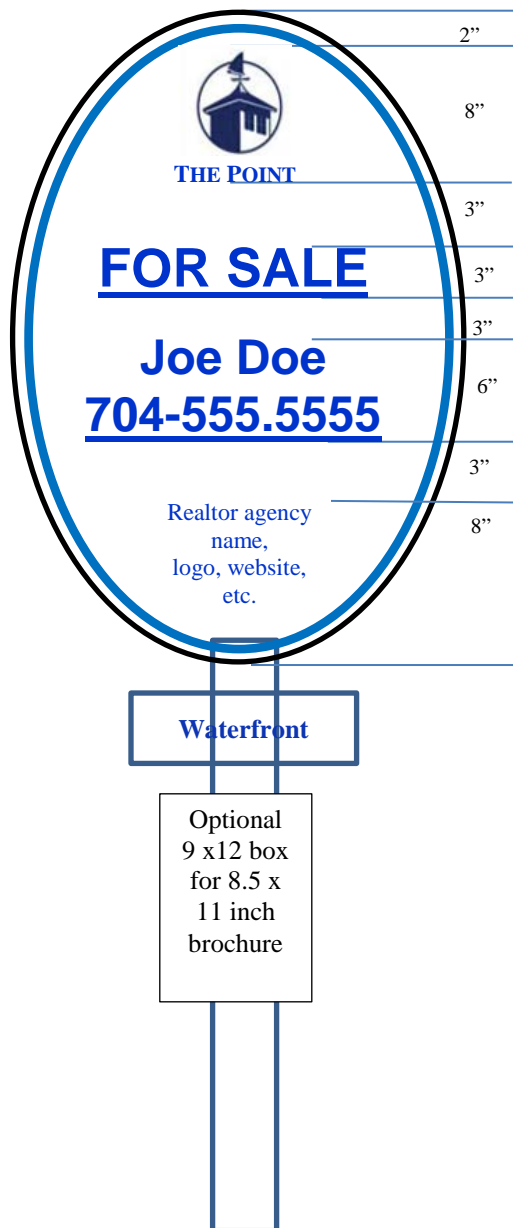
Attachment A

Realtor, For Sale By Owner & Builder Sign Specifications

All signs must be uniform in appearance and of a high-quality design that is consistent with the exclusive nature of the community.

Example of Compliant Realtor Sign

36" tall x 24" wide



General Requirements:

- Sign Material: White D Komtex (PVC)
- Sign Shape/Size: Oval 24" wide x 36" tall x .50"
- Sign Post: Must be white and of a length such that the top of the sign is 60" from the ground.
- Ink color "Point Blue": C 92, M 81, Y 0, K 66
- 3/8-inch oval band 1/2 inch from the edge of the sign, in the above ink color.
- Text must be in Swiss721 BT Font or Arial font, bold where specified, centered as shown. Trajan Pro must be used in "The Point" logo, with all lettering in caps, with the initial caps being slightly larger as shown in the logo sample on left. Trajan Pro is an Adobe Font and may need to be licensed for commercial use.

Area 1 – The Point Logo -- Area that is the top 10 inches of the sign

- The Point logo must be 8 inches high and centered, with the top of weather-vane positioned 2 inches from top of sign, and the bottom of the lettering "THE POINT" must be 10 inches from the top of the sign as shown.

Area 2 – For Sale/For Lease – Area between 13 and 16 inches from the top of the sign

- **Realtor:** Line must say "For Sale" or "For Lease" in all capital letters in Swiss721 BT Font or Arial Bold, 3" in height, and be underlined with a bold underline

Area 3 – Realtor/Builder Information – Area between 19 and 25 inches from top of the sign

- Lettering must be in Swiss721 BT Font or Arial Bold, 2" in height
- **Realtor:** May only state Realtor name and phone number. Phone number must be underlined with a bold underline
- **Builder:** May only state "Another Fine Home By" and the builder company name
- **Owner:** May only state "By Owner" and phone number
- No company or other logos, website addresses, etc. may be included in this content area

Area 4 – Other Information -- Area between 28 and 36 inches from the top of the sign

- **Realtor:** May include blue (Point ink color) partial oval that fits with 1/2 inch of white space inside of the blue band encircling the sign, maximum height 7 inches with white lettering containing additional realtor information, such as realtor website address and/or logo, QR reader code, text code, etc. Alternative (no blue partial oval): include realty firm information in The Point ink color.
- **Builder:** May only state "Future Home of" and Name of Family (if known)

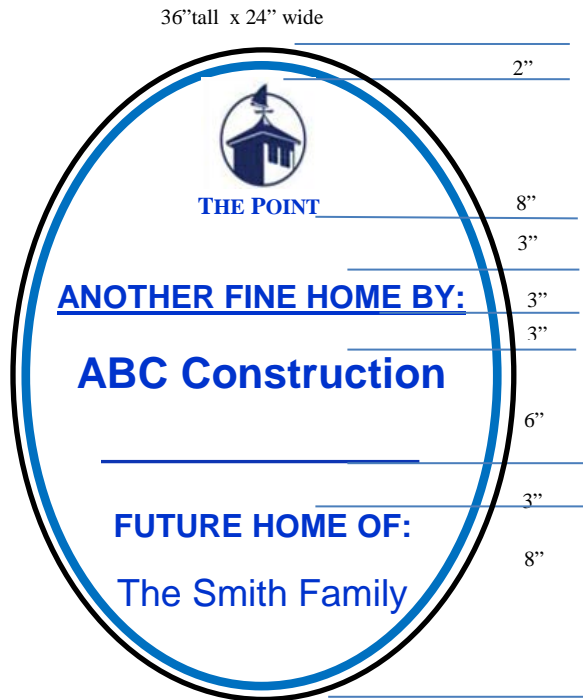
Area 5 - Special feature notice

- A white rectangle approximately 24 x 6 inches with "Waterfront Lot," "Lot" or "Boatslip" in The Point ink color may be placed approximately 4 inches below the oval sign as shown

Area 6 - Information Box

- A 9" x 12" information box may be attached 12-16" below the bottom of the oval

Example of Compliant Builder Sign



Attachment B
Open House Sign Specifications

- Material: White D Komtex (PVC)
- Shape/Size: Rectangle 24” wide x 18” tall x .50”
- Font: Bold Swiss721 BT Font (or Arial of same height/width)
- Ink color (all content): “Point Blue”: C 92, M 81, Y 0, K 66
- 3/8-inch oval band 1 inch from the outer edge of the sign, in the above ink color
- All content must be centered in the oval
- Required Content (Note that this is the only permitted content):
 - Line One – The Point
 - Line Two – OPEN HOUSE
 - Line Three – Range of time of the open house
 - Line Four – Directional arrow

Example of Compliant Realtor Open House Sign



Attachment C
Approved POA Sign Placement Example/ Reference

One sign (up to 3' x 5' in size) may be placed when entering The Point (on right side of road) approximately 10FT beyond the speed limit sign (prior to The Point entrance sign)



One sign (up to 3' x 5' in size) may be placed 10 FT prior to OR 10 FT beyond the fire hydrant when exiting The Point (on right side of road before the sidewalk)

