

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.
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SIGNS

HUNTER'S GREEN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Article VIII (USE OF PROPERTY) Section 1 (Protective Covenants)

- J. Signs.** Except as may be required by legal proceedings, no sign advertisement or notice of any type or nature whatsoever may be erected or displayed upon any Residential Unit, yard, Common Property, Restricted Common Property, Commercial Property, Residential Condominium Property, Commercial Condominium Property or common area within a Neighborhood, or from any window or tree, unless express prior written approval of the size, shape and content and location has been obtained from the DRB, which approval may be withheld at its sole discretion provided that the DRB has used the then existing Design Review Criteria as a standard for approval. If after demand and reasonable notice to Owner, such Owner has not removed an unapproved sign, the Association may, through a representative, enter the Owner's premises, but not the dwelling, and remove such sign without liability therefore. Declaration hereby grants a license to the Association for such purpose. This section shall not prohibit a sign for a security system installed consistent with applicable law. Notwithstanding the foregoing, the Board of Directors may erect reasonable and appropriate signs on any portion of the Common Property.

Article XI (Enforcement of Rules and Regulations) of the Hunter's Green Declaration of Covenants, Conditions and Restrictions Residents/Tenants/Owners of Record who fail to comply may be referred to the Fining Review Committee or HGCA Board of Directors for consideration of maximum fines allowed by the recorded documents