

VG-342-2017-151731

**Denton County
Juli Luke
County Clerk**

Instrument Number: 151731

Real Property Recordings

MISCELLANEOUS

Recorded On: December 12, 2017 11:09 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 151731
Receipt Number: 20171212000228
Recorded Date/Time: December 12, 2017 11:09 AM
User: Jane K
Station: Station 9

Record and Return To:

SOUTHRIDGE ESTATES HOA
P.O. BOX 668

DENTON TX 76202



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

SOUTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.
REMOVAL OF UNAUTHORIZED SIGNS POLICY

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

I, Michelle A. Emick, Secretary of Southridge Estates Homeowners Association, Inc. (the “**Association**”), do hereby certify that at a meeting of the Board of Directors of the Association (the “**Board**”) duly called and held on the eleventh day of December, 2017, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Removal of Unauthorized Signs Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. Article X, Section 16 of the declaration of covenants, conditions and restrictions for Southridge Estates, Denton, Texas states: “No sign, advertisement, billboard, or advertising structure of any kind shall be displayed to public view on any Lot except for one (1) sign on each Lot, which sign may not exceed six (6) square feet, for the purpose of advertising the Property for sale or rent, except signs used by Declarant, or its successors or assigns, for a period of time commensurate with its home construction/sales program. No sign shall be permitted that shall advertise that a Property has been or will be foreclosed. Declarant and the New Construction Committee shall have the right to remove any sign. Except as provided to the contrary herein, in no event shall the use of flags or banners be permitted in the promotion or sale of any Lot or Living Unit in the Property, except those owned by Declarant or a Builder. The New Construction Committee must approve any use of said items by Declarant or any Builder.” Article IX, Section 1 of the declaration of covenants, conditions and restrictions for Southridge Estates, Denton, Texas states: “The Association, subject to the rights of the Owners set forth in The Declaration, shall be responsible for the exclusive management and control of the Common Properties and all improvements thereon (including furnishings and equipment related thereto), and shall keep it in good, clean, attractive, and sanitary condition, order and repair, pursuant to the terms and conditions hereof.”
2. The Board of Directors of the Association desires to adopt a Removal of Unauthorized Signs Policy consistent with these provisions.

POLICY PROVISIONS:

Section 1. Purpose. The purpose of the Removal of Unauthorized Signs Policy is to provide a set of guidelines for the disposition of unauthorized signs placed in the Common Areas of the Association.

Section 2. Definitions.

2.1 **Unauthorized Sign** - Any sign, advertisement, billboard, or advertising structure of any kind placed in a Common Area without prior approval of the Association.

2.2 **Common Area** – All Common Properties and Common Facilities as defined in the declaration of covenants, conditions and restrictions for Southridge Estates, Denton, Texas

Section 3. Procedures.

3.1. Upon notification or discovery of an unauthorized sign, the following steps will be followed:

- A. A representative of the Association will remove the sign and place it in the Association's designated storage facility.
- B. After thirty days the sign will be disposed of in an appropriate manner as determined by the Board of Directors of the Association.

3.2 In the event that an individual contacts the Association to claim the sign, the following steps will be followed:

- A. The alleged owner will arrange a time to meet with one or more Directors,
- B. At the time of the meeting the individual will provide two forms of identification and proof of ownership, as well as payment for any damage caused to the Common Facilities or Properties as a result of sign placement,
- C. The sign will be returned to the individual, and
- D. The individual will be informed that, should he/she place another unauthorized sign in the Common Areas, the Association will notify the City of Denton Police Department of the trespass.

CERTIFICATION

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Removal of Unauthorized Signs Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Denton County, Texas.

TO CERTIFY which witness my hand this the 12 day of December, 2017.

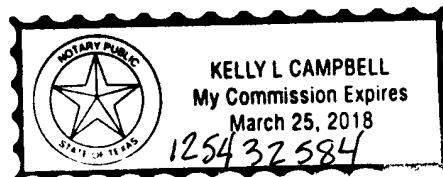
SOUTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.

By: *Michelle A. Emick*
Print Name: Michelle A. Emick, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned notary public, on this 12th day of December, 2017 personally appeared Michelle A. Emick, Secretary of Southridge Estates Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Kelly L. Campbell
Notary Public in and for the State of Texas



Return to:
Southridge Estates Homeowners Association, Inc.
P.O. Box 668
Denton, Texas 76202-0668