

WELLINGTON OF FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE

Bulletin # 13 – Yard Signs/Banners/Decorations revised 2021

Pursuant to Article 10.02 of the *Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound Residential Association, Inc. (the "Declaration")*, The Architectural Control Committee (the "Committee") may, from time to time, publish and promulgate Architectural Standards Bulletins covering all or a portion of the property made subject to this document. These bulletins may contain standards, requirements or limitations in addition to those expressly set forth or referred to in the *Declaration*.

This bulletin is applicable to all Wellington lots. The Architectural Control Committee reserves the right to review any sign or banner posted on a Wellington lot. (See Bulletin #9 for the flag of the United States of America, the flag of the State of Texas or an official or replica flag of any branch of the United States Armed Forces.)

All yard signs/banners which are visible from any public streets adjoining the lot or other public right of ways shall be limited in size, number, and location so as to be uniform and not distracting to neighbors. Obsolete signs, banners, garden flags and decorations must be removed. Total number of signs, banners, and flags (combined) on the lot cannot exceed five (5).

Definitions

Banner – constructed of cloth, canvas, or other light fabric. Maximum size allowed is 4' x 6'.

Commercial Sign - a sign intended or used to encourage or promote purchase or use of goods or services.

Garden Flag – constructed of cloth, canvas or other light fabric and supported by a stake or stand driven into the ground. Maximum size allowed is 18" x 24".

Ground Sign – a sign constructed of cardboard, wallboard, metal, or other like materials supported by a stake or stand driven into the ground. Maximum size allowed is 2' x 3'.

Holiday Décor – decorations used to specifically celebrate a common annually recurring holiday

Obsolete – a sign, banner, garden flag or decoration which is outdated, unused, or no longer serves its purpose or is in disrepair.

Pet and Security Signs – a sign to alert someone to a dog's presence, premises monitored, or solicitation prohibited. Maximum size allowed is 12" x 12".

Political Sign (as defined by the State of Texas Election Code Chapter 259) – signs advertising a candidate or measure for an election.

Positive Message - a communication that provides good news, shows thanks, acceptance, congratulations, or encouragement.

Seasonal Décor – decorations that change all year round and mark the seasons: Spring, Summer, Fall and Winter.

Political Signs

Political signs for a candidate and/or ballot measure election must be removed 20 days after the election.

Ground Signage

Ground signs are limited to three (3) in total, must contain a positive message, and be placed within eight (8') feet of the residence.

Garden Flags

Garden flags are limited to two (2) in total, must contain a positive message, and be placed within eight (8') feet of the residence.

Banners

Banners limited to one (1) in total, must contain a positive message, and be placed within eight (8') feet of the residence.

Pet and Security Signage

Pet signs and security signs (two of each per lot) will be allowed, providing they are not obtrusive and must be placed within two (2') feet of the residence, mounted by the front door, or mounted on the fence gate.

For Sale and Rent Signage

One sign may be displayed on each lot while a home is available for purchase or rent.

Commercial Signage

A contractor performing a service at a Lot may display a temporary sign on the property to advertise that business while performing their service at said Lot. The sign may be no larger than a typical "For Sale" sign.

Seasonal and Holiday Decor

Seasonal décor may be displayed during the appropriate season. Holiday décor may be displayed during that holiday's season and must be removed after the holiday is over.