

**Sign Policy of
Boone's Trace Property Owner's Association, Inc.
(the "Policy")**

WHERE AS, under the collective authorities provided to the Board of Directors of the Boone's Trace Property Owner's Association, Inc. contained within the Governing documents of the Association which include; The Covenants, Conditions and Restrictions for The Boone's Trace Development, The Articles of Incorporation of Boone's Trace Property Owner's Association, Inc., The Bylaws of the Boone's Trace Property Owner's Association, Inc. along with those duties and powers provided for Boards of Directors under KRS Chapter 273 Nonprofit Organizations (more commonly referred to as the Kentucky Nonprofit Corporation Act; The Board of Directors has the authority and the duty to enforce the Covenants, Conditions, and Restrictions (CC&Rs) of the Boone's Trace Development;

WHEREAS, the Board of Directors has the authority and right to draft, publish, amend and adopt Policies related to the administration of the association including policies that are meant to establish standards or clarify restrictions for the enforcement of said restrictions;

WHEREAS, The Covenants, Conditions and Restrictions for the Boone's Trace Development, is

WHEREAS, the Board of Directors desires at this time to clarify and establish installation and maintenance standards for yard signs;

NOW, THEREFORE BE IT RESOLVED, that the following Homeowner Installed Yard Sign Policy Resolution be adopted:

A. The term "sign" is not defined in the Governing Documents. For purposes of enforcing the Governing Documents through this Policy, the term "sign" shall mean:

Any writing, pictorial representation, form, emblem, trademark, flag, banner, decoration (including material used to differentiate the sign copy from the background) or any figure which is written, printed, projected, painted, constructed, or otherwise displayed upon or designed into a building, board, plate, canopy, awning, window, vehicle, or upon any object or device which by reason of its form, color, wording, symbol, design, illumination, motion or other characteristic is designed to attract attention to the subject thereof or is used as a means of identification, advertisement, announcement, or of illustrating products.*

B. Signs shall be prohibited on all common areas except with the express advance consent of the Association.

C. Illuminated signs shall be prohibited except for certain seasonal decorations.

D. The following types and uses of signs shall not be deemed violations of the Policy or the Governing Documents, provided that the type and use of sign is in strict compliance with the following applicable terms:

- a. Security signs not to exceed one (1) foot by one (1) foot in size;
 - i. “Security signs” shall mean a sign that indicates the lot and/or residence is protected by a security system or service.
- b. Temporary personal recognition or achievement signs provided they are displayed for no more than Fourteen (14) total days. Examples of the types of signs contemplated by this section are “congratulations”, “welcome home”, “happy birthday”, local school or athletics recognition, and similar; provided, however, that the sign must otherwise comply with all provisions of this Policy.
- c. In compliance with KRS 381.800 Display of political yard signs. Political yard signs shall be displayed no earlier than thirty (30) days before any special, primary, or regular election and no later than seven (7) days after that election unless a longer time period is provided by local ordinance. Political yard signs must be free standing, not to exceed 2 foot in height and 3 foot in width, and not within 10 foot of the road.

8. **Interpretation of Policy.** To the extent this Policy conflicts with any provision of the Declarations, Articles of Incorporation, or By-Laws of the Association, the Declarations, Articles of Incorporation, and By-Laws shall control; provided, however, that the terms of this Policy shall be given the greatest effect practicable.

9. **Reservation of Rights.** The Association reserves the right to amend or supplement this Policy at any time. To the extent this Policy does not adequately address every situation which may arise under the Governing Documents, the Association reserves the right to deviate from this Policy where reasonable to address an issue involving signs or decorations under the Governing Documents. Failure to enforce any violation of this Policy of the Governing Documents shall not be deemed a waiver of the Association’s right to enforce.

Adopted by vote of the Board of Directors of the
Boone’s Trace Property Owners Association,
dated the 18th day of September 2023.

By: Brent McKune

Name: Brent McKune

Title: Board President

EXHIBIT A

SCHEDULE OF FINES

Unless a different amount is stated in a Notice of Violation, the fine for any violation of the Governing Documents shall be \$25.00 per day or \$25.00 per violation for ephemeral violations, as applicable.