

**Policy and Practices with Regards to
Exterior Signage, including “For Sale,” “For Lease,” “For Rent”**

**Adopted by the Board of Directors of Waterscape Homeowners Association, Inc.
May 9, 2012**

*THE BY-LAWS OF
WATERSCAPE HORIZONTAL PROPERTY REGIME
AND OF
WATERSCAPE HOMEOWNERS ASSOCIATION, INC.*

ARTICLE VII

Restriction, Entry and Rules and Regulations

(1) No “for sale,” “for rent” or “for lease” signs or other advertising display shall be maintained or permitted on the Property without the prior consent of the Board “

While general advertising signage is not permitted at any time on Waterscape property, the following provides clarification of the above By-Laws with regards to real estate advertising for Waterscape condominiums offered for sale or for rent:

“For sale, “for rent” and “for lease” signs are permitted on the inside of the condominium unit, for example, on the inside (but not the outside) of a window. These may be displayed continuously.

No signage may be displayed continuously anywhere on the grounds or anywhere on the exterior of the condominium buildings, including, for example, the decks, patios, balconies, railings, exterior stairs or front stoops.

One standard-sized “info box” for flyer distribution IS permitted adjacent to the unit offered for sale or lease. So long as the “info box” is maintained, it may be displayed continuously.

On the day of an Open House, signage IS permitted on Waterscape property as required to attract and direct prospective buyers to the unit being shown. The signage must not obstruct access, inconvenience residents, or impair clear vision as to create a driving hazard. All signs must be removed immediately at the conclusion of the Open House.