

SIGN RULES

FOR

CARRIAGE HILLS COMMUNITY IMPROVEMENT ASSOCIATION, INC.

I, the undersigned, pursuant to Texas Property Code §202.006 do hereby certify:

That I am the Property Manager of the Carriage Hills Community Improvement Association, Inc., (hereinafter the "Association"), a Texas non-profit corporation;

That the attached document is a document that applies to the operation and utilization of property within Carriage Hills, a subdivision in Montgomery County, Texas.

That the property affected by the document is restricted by the Dedication of Restrictions recorded under Clerk's File No. 7813742, and the Dedication of Restrictions recorded under Clerk's File No. 7853400, as same may be amended from time to time.

That the document which affects the use and operation of Carriage Hills is set out on the attached Exhibit "A".

That the attached document is a true and correct copy of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 22 day of December, 2011.

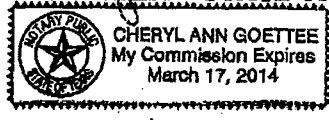
Susan Rothe
Print Name: Susan Rothe
Title: Property Manager

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME the undersigned authority, on this day personally appeared Susan Rothe, Property Manager of the Carriage Hills Community Improvement Association, Inc., known to me to be the person whose name is subscribed to this document and, being by me first duly sworn, declared that she is the person who signed this document in her representative capacity, and that the statements herein contained are true and correct.

Given under my hand and seal of office this the 22 day of December, 2011.

Cheryl Goettee
NOTARY PUBLIC - STATE OF TEXAS



After Recording Return To:
Stephanie L. Quade
Roberts Markel Weinberg, P.C.
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

CARRIAGE HILLS COMMUNITY IMPROVEMENT ASSOCIATION
RULES AND REGULATIONS FOR POSTING OF SIGNS IN COMMON AREAS

DEED RESTRICTIONS: Section 9, states the following:

“No signs of any kind shall be displayed to the public view on any tract or lot except one sign of not more than five square feet advertising the property for sale by CARRIAGE HILLS-SECTIONS I, II, and III, or signs by a builder to advertise the property during the construction and sales period.”

The deed restrictions do not really clarify the posting of signs in the common areas, nor on the public right of way. The Board of Directors has developed rules and regulations to address this issue.

1. **DO NOT** attach materials to any stop signs, street signs or any other traffic related signs. These traffic signs are County property. If anyone has a question regarding this, they may contact the County for clarification.
2. **The Boulevard Median** is actually County property; thereby governed the same as any County right-of-way along any County road. Any signs posted in these areas are considered “Bandit Signs” and may be removed by anyone who wishes to remove them. Recovery of such signs by the owner can not be guaranteed.
3. **Garage Sale, Party Signs, and/or Personal Announcement signs:** Signs directing the public to garage sales, parties, or personal events must be removed immediately at the close of such an event.
4. **DO NOT** under any circumstance nail or staple signs to the trees on the boulevard.
5. **DO NOT** attach signs to the Carriage Hills Entrance/Information Sign.
6. **Real Estate - Homes/Property for Sale:** Neither realtors nor homeowners are allowed to post signs in any common area advertising any home or property for sale. However, a realtor or homeowner can post an Open House sign and/or directional signs **only** on the day of the Open House event.
8. **Lost Pet Signs:** Signs should be freestanding and should be posted for no longer than **one** week.
9. **Other Signs:** For any other signs not covered in the above, anyone wishing to post a sign of any other description, it must first be presented to the CHCIA Board of Directors for approval.



E-FILED FOR RECORD
01/04/2012 10:32AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

**I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.**

01/04/2012



County Clerk
Montgomery County, Texas