

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
RABIN PARKER GURLEY, P.A.
Monique E. Parker, Esquire
28059 U.S. Hwy 19 North, Suite 301
Clearwater, Florida 33761

STRATHMORE GATE-EAST AT LAKE ST. GEORGE
HOMEOWNERS' ASSOCIATION, INC.

RESOLUTION REGARDING PROPERTY SIGNS AND BANNERS

WHEREAS, the Amended and Restated Declaration of Restrictions for Strathmore Gate-East At Lake St. George (the "Declaration") provides that the Strathmore Gate-East At Lake St. George Homeowners' Association, Inc., is responsible for operation of the subdivision, and for enforcement of its regulations and restrictions; and

Whereas, Article X, Section 8 of the Declaration states that no signs shall be placed on a lot; and

Whereas, Article VII, Section 1(a) of the Bylaws of Strathmore Gate-East At Lake St. George Homeowners' Association, Inc. states that the Board of Directors has the authority to adopt and publish rules and regulations governing the use of the common areas and lots; and

Whereas, the Board of Directors has determined that the failure to set specific standards regarding signs, flags, banners and notices placed on the property, has resulted in uncertainty by the Association's Membership as to what may be displayed, and that this uncertainty may result in the possibility of inconsistent rule enforcement by the Board of Directors, as its membership changes from year to year; and

Whereas, current sociopolitical issues have been known to foster anger and violence among persons with opposing political, religious and social views; and

Whereas, the Board of Directors of the Association by this Resolution intends to set forth the standards relating to advertisement signs, banners and notices, so as to make clear to the Association Membership, and future Boards of Directors, what restrictions apply to signs, flags, banners and notices within the community;

NOW, THEREFORE, be it resolved by the Board of Directors as follows:

No signs, flags, banners, notices or advertising materials of any kind (specifically including but without limitation any such items bearing marketing, advertising, or political/religious text, photos or symbols) shall be placed upon or permitted to remain upon any common area, lot, inside a window, on or in a vehicle, or in any location that is visible from the exterior of the dwelling.

A homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, in accordance with, and in the manner proscribed by Section 720.304 of the Florida Statutes. Flagpoles cannot exceed twenty feet (20') in height and shall be subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents. No more than two (2) of the above permitted flags may be displayed on a free standing flagpole.

One sign of not more than five square feet advertising the property for sale or rent may be displayed during the sale/rental period.

One security sign provided by, and used in connection with, a security system installed in the residence may be displayed provided such sign is not larger than one foot in height and width, and provided it is placed in the ground at a height not to exceed two and one-half feet, and within three feet from the wall of the house;

A name and address sign, approved as to design and location by the Association may also be permitted on a lot.

No other sign, flag, banner, etc. of any kind or design shall be allowed. However, this Resolution shall not be construed to prohibit holiday decorations that are otherwise permitted in accordance with the standards and policies adopted by the Association from time to time.

The Board may adopt further procedures concerning this matter that are within its documentary authority above described, so as to ensure reasonableness, clarity and uniformity of application with regard to the foregoing rules.

IN WITNESS WHEREOF, the Board of Directors has adopted this resolution at a duly called, noticed and convened meeting held this 5 day of Nov, 2020, and shall become effective immediately.

J. Knobel
(Signature of Witness #1)

Jenny Kidd
(Printed Name of Witness #1)

Kimberly Cardell
(Signature of Witness #2)

Kimberly Cardell
(Printed Name of Witness #2)

STRATHMORE GATE-EAST AT LAKE ST.
GEORGE HOMEOWNERS' ASSOCIATION, INC.

By: Helen Manke - Pres SGE
(Signature)
Helen Manke
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of November, 2020, by Helen Manke, as President of Strathmore Gate-Ease at Lake St. George Homeowners' Association, Inc., on behalf of the corporation, and is personally known to me or has produced FL Drivers License as identification.

My Commission Expires:



Janice Sofia
NOTARY PUBLIC - State of Florida at Large