

Rules and Regulations for Signs

These Rules and Regulations for Signs (“Rules“) are adopted by the Board to provide clarity and uniformity as to the interpretation and application of the covenants in the Declarations related to signs. Defined terms in the Bylaws and the Declarations shall have the same meaning when used in these Rules.

The primary reference for the Rules is the Declarations Section 5.10. The term “sign” includes any sign, poster, billboard, sticker, or advertising display or structure of any kind in The Crossing that can be seen from a street.

All signs are prohibited from being placed anywhere in The Crossing except as provided in these Rules unless otherwise approved by the Board. A variance to the Declarations is granted to the extent of any signs expressly permitted pursuant to these Rules. No sign shall be placed in any Common Area unless expressly approved by the Board. The Board approves having the Association place and maintain a no solicitation sign near the street entrances into The Crossing and to place and maintain signs related to The Crossing park and the trail. No signs can have any offensive content as determined by the Association.

The following signs are permitted to be placed on a Lot by that Lot Owner or pursuant to the Owner's consent:

1. a sign advertising the Lot for sale, for lease, or that it is available or reserved by a builder; provided such sign cannot be larger than 7 square feet;
2. security signs/stickers provided to an Owner by a commercial security or alarm company providing service to the Owner's dwelling so long as the sign is not more than 8” x 8” or the sticker is no more than 4” x 4”; provided there shall be no more than one sign in the yard and no more than six (6) stickers located on the windows or doors;
3. stickers on windows and doors for a “Child Find” program or a similar program sponsored by a local police and/or local fire department;
4. any signs that laws require to be permitted shall be permitted to the extent required by law. The following is permitted pursuant to the Texas Election Code Section 259.002: one or more signs advertising a candidate or measure for an election is permitted (i) on or before the 90th day before the date of the election to which the sign relates, until (ii) the 10th day after the election; provided that each sign must be ground-mounted, must be on the Lot of the person who wants the sign, can include only one sign for each candidate or measure, cannot be larger than 4 feet by 6 feet, cannot contain language, graphics, or any display that would be offensive to an ordinary person as reasonably determined by the Board or Restrictive Covenants Committee, and cannot be accompanied by music or other sounds or by streamers or other facets distracting to motorists;
5. signs intended to celebrate the birthday or a special achievement or occasion of a resident who lives in The Crossing may be placed on the Lot of the resident for a period not to exceed two weeks;
6. one sign per child may be placed in the yard of the Lot where the child lives as follows: (a) the sign is to identify a school activity in which the child participates, a school achievement (such as honor student), or an organization (including for team sports) in which the child

participates, (b) the sign is obtained through a school or an organization related to the activity or achievement or is professionally made, (c) the sign is not larger than 4 square feet, and (d) the sign is only in the yard while the child is participating in the activity or for a school achievement it would be the applicable portion of the school year;

7. notification signs such as baby sleeping, beware of dog, and no soliciting that is not larger than 1 square foot; and

8. a contractor's sign during construction by that contractor that is not larger than 4 square feet.

In addition to all other available rights and remedies, any Board member or Restrictive Covenants Committee member may remove and discard a sign that is prohibited or outside the time authorized, provided that if the sign is on a Lot and the Lot Owner has an email address registered with the Association, then 3 days notice by email will be given to the Owner before the sign is removed.

The Association is not assuming responsibility to identify or enforce an Owner's responsibilities related to any easement, any City of College Station requirement, or any other law or legal requirement affecting an Owner's Lot ("Other Requirements") except as to the Declarations of The Crossing. Each Owner is responsible to identify and determine its own responsibilities related to any Other Requirements affecting the Owner's Lot and to comply with those Other Requirements. Any approval, including any variance, given by the Association does not amend or waive the requirements of the Declarations and only relates to enforcement of the Declarations (i) by the Association or (ii) that is otherwise affected by the Association's approval as to the Declarations, and such approval does not constitute an approval or otherwise affect an Owner's responsibilities related to any Other Requirements affecting the Owner's Lot.

These Rules were adopted by the Board on and effective January 7, 2021.