

# Kelly Pointe at Nocatee

## Homeowner's Architectural Criteria and Review Procedure Manual

### Revision to the February 2, 2022 Manual

#### Residential Signs

Residential signs include signs such as “For Sale”, “For Rent” and “Open House” signs placed on homesites by residents or their real estate agents. These signs must comply with the attached uniform signage criteria generally known as the “**Nocatee Sign Standard**”. The sign shall not exceed 9” x 12” in size and must be professionally painted in a uniform tan color with green letters. At no time must any sign be placed in a window.

Political signs no larger than 3 feet x 4 feet may be installed on a homesite no earlier than 10 days prior to the election. Each homesite is limited to one political sign at a time and such signs must be removed the day after the election.

No signs of any kind may be erected, placed, or permitted to remain on a homeowner's property if visible from outside the home or any Common Area unless written approval has been obtained in advance from the HOA Board of directors. Signs include lettering, images, symbols, pictures, shapes, banners, garden flags and any other representation or medium that conveys a message such as those that show advertisements, business services or other messages are not allowed.

Exceptions: Sport teams, seasonal/ holiday and welcome signs or garden flags, no larger than 13” X 19” may be put on a homeowner's property within 10' of the home. Student graduation, appreciation and other school related commendation signs are permitted for a 30-day period from the time it is installed.

#### **Kelly Pointe will follow the Florida Statute for these flags and flagpoles as listed below.**

720.304 Right of owners to peaceably assemble; display of flag; SLAPP suits prohibited.—

(2)(a) Any 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 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official

United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are 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.