

## Spanish Hills Community Association

### Board of Directors Resolution – Real Estate Sign and Open House Policy and Procedure

WHEREAS, the Spanish Hills Community Association (the "Association"), is a Nevada non-profit corporation, duly formed under and governed by the laws of the State of Nevada, including Nevada Revised Statutes ("NRS") Chapter 116 which governs common-interest communities in Nevada;

WHEREAS, NRS 116.3102 (1) (a) provides that, "subject to the provisions of the declaration, the association may...adopt and amend bylaws, rules and regulations;"

WHEREAS, Article V, Section 5.02 of the Association's CC&Rs grants the Board of Directors ("Board") the power to adopt rules and regulations as it deems necessary or proper for the use and occupancy of Spanish Hills (the "Community");

WHEREAS, there is a need to establish guidelines concerning signs placed and open houses conducted within the Community; and

NOW, THEREFORE, it is hereby resolved that the following policy has been adopted by the Board to be effective within 30 days after the date this policy has been adopted by the Board and mailed to all Owners. This supersedes and replaces any prior Sign and Open House Resolution.

1. No For Sale signs, other than one (1) sign not to exceed 1 ½' x 2' in area advertising a Lot for sale shall be erected or displayed upon any of said Lots or upon any building or other structure thereon without prior written permission of the Board. See page two of this document for the Spanish Hills For Sale Sign Design Guidelines and Placement.
2. For Rent signs are not permitted in Spanish Hills.
3. An Owner conducting an Open House must arrange to escort any client or potential buyer to and from the Open House. The Spanish Hills Security Supervisor at the Gate House must be notified at least forty-eight (48) hours in advance of any Open House. For the security of the Community the public will not be admitted without being escorted by a Realtor or an Owner.
4. During the Open House, one (1) folding "A" frame sign may be placed in the Driveway of the Open House home in such a manner as to be seen when approaching the home from either direction on the street. The sign may not exceed 1 ½ 'x 2' in area.
5. All For Sale signs currently erected in the Association prior to the effective date of this Resolution are "Grandfathered" and will be considered to be in compliance, as long as they meet the requirements of the prior For Sale sign resolution of January 21, 2004. However, once any "Grandfathered" For Sale sign is removed, any new For Sale sign displayed at that residence must conform with the requirements and conditions of this Resolution.

**Spanish Hills Community Association**

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**For Sale Sign Design Guidelines and Placement**

*Top 1/4*

**Presented By**

*Bottom 3/4*

**Agents Name  
Telephone Number  
Company**

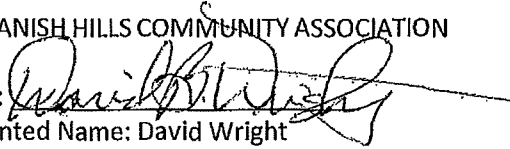
- Dimensions:** 1 ½' X 2'  
The Top 1/4 will be 4 1/2" from Top to Bottom  
The Bottom 3/4 will be 13 1/2" from Top to Bottom
- Post:** 4' steel angle iron stake (1' into the ground)
- Placement:** Minimum of 5' from curb
- Top 1/4:** Tan Background with Burgundy Lettering
- Bottom 3/4:** Burgundy Background with Tan Lettering
- Font:** Times New Roman – block lettering
- Prohibited:** No "Sold" Riders  
No attached boxes  
No flyers


**Spanish Hills Community Association**

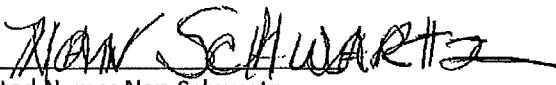
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DATED this 31st day of May, 2017.

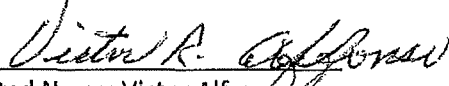
SPANISH HILLS COMMUNITY ASSOCIATION

By:   
Printed Name: David Wright  
Its: President

By:   
Printed Name: Dina Romaya-Ladah  
Its: Vice-President

By:   
Printed Name: Nan Schwartz  
Its: Secretary

By:   
Printed Name: Lisa Gollard  
Its: Treasurer

By:   
Printed Name: Victor Alfonso  
Its: Director