



## **Falling Waters HOA is allowing a variance for Builder's signs.**

**October 21, 2015**

(Replaces variance dated May 29, 2012 & November 19, 2012)

Article VII, Section 8 of the Declaration states "No signs permitted" however it also states the restriction does not apply to the HOA. In consulting with our attorney we were advised the Board has the authority to interpret the spirit of the Covenant. It appears the intent of Section 8 is to maintain the aesthetic appearance of the subdivision while allowing the HOA the latitude to do things that promote the subdivision to maintain property values for all owners. This variance is being allowed with the hope and intention of promoting construction activity within the subdivision which, we, the HOA Board, strongly believe will be of benefit to all HOA members.

This variance is only available to home building contractors that own at least one buildable Lot in Falling Waters and are willing and available to build a home on said Lot on speculation or for an end user or for contractors that have a home under construction for a Falling Waters Lot owner. It is the intent of the HOA to leave this variance in effect until further notice, as approved October 21, 2015 by a unanimous vote of the board.

Maximum size of Lot sign: 24" x 36"

Allowed Text: "Will Build to Suit", "Build your New Home Here",  
"Available", "Construction by..." or something similar.  
"Name of Contractor or Company"  
"Contact Name"  
"Phone number (2 #s max)"

**Not Allowed: "For Sale" or "For Rent"**

In addition to the above variance the first builder to commit to purchase twenty or more lots will be allowed to erect a 4' by 10' sign on 100 South in the proximity of the Gate House to promote their home sales. If additional builders purchase multiple lots the HOA reserves the option to provide one large sign to accommodate multiple builders rather than allow multiple signs on 100 South.

Temporary signage during weekend open houses for Models of new construction for the purpose of directing prospective buyers to the model locations will be allowed however, location and number of signs to be posted shall be approved by HOA prior to posting.

**All signage must be approved by HOA prior to posting. In the event of any abuse of this variance, the HOA reserves the right to remove the sign(s) in violation, without notice or to discontinue the variance and remove all signage.**

### Falling Waters HOA Board Members

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