

(1) Paragraph 17, Signs, Advertisements, and Billboards, is amended in its entirety as follows:

17. Signs and Advertisements: The Owners have voted and determined that the following covenants, conditions and restrictions will apply to signs and advertisements which may be displayed to the public view on any single-family residential lot within the Braun Station West community. In this policy, signs will be defined as a free-standing or attached display of words or symbols and visible from the street on a residential lot. If a sign focuses on a business and/or its products and is clearly for gain, then it is an advertisement. Vehicles with business information on them, to include those with advertising, are not covered by this paragraph

(a) Types of Signs which are Allowed. The following types of signs are permitted without obtaining approval from the Association's Architectural Control Committee ("ACC"):

- i. Signs advertising a property for sale or for rent.
- ii. Open house signs advertising an open house for that specific residential lot.
- iii. Signs advertising a business may be displayed during the period of service and for seven days after the completion of the construction or service provided to the lot (e.g., electrician, plumber, painter, or roofer, etc.).
- iv. Signs advertising a commercial security system.
- v. Political signs conforming with the rules adopted in the State of Texas regarding elections and the display of political signs.
- vi. Signs that communicate messages including but not limited to Beware of Dog, No Trespassing, No Solicitation, Clean up after your Dog, Children Playing, and Don't Block Driveway.
- vii. Temporary signs including but not limited to school spirit, births/birthdays, holiday/seasonal, graduation, retirement, and student achievement or involvement in a club or activity.

(b) Types of Signs which are Expressly Prohibited. The following types of signs are NOT allowed:

- i. Commercial venture signs of any kind which advertise a full or part-time business or hobby.
- ii. Signs which contain profanity or obscenities, hate speech, or offensive language and/or visuals

(c) Size, Number, and Duration. Signs are limited as follows:

- i. Signs must be limited in size to 3 feet by 2 feet or smaller.
- ii. In no event may more than one sign per lot be displayed which is the maximum size of 3 feet by 2 feet.
- iii. No more than five signs should be displayed on a lot at any one time.
- iv. Banners are considered signs and must conform with these guidelines.

- v. Signs should only be displayed as long as they are relevant.
 - vi. Holiday decorations which are governed by this provision should be removed within 21 days of the holiday or season.
 - vii. Federal, state and military flags may be 5 feet by 7 feet according to Federal and state guidelines. All other flags must be 3 feet by 5 feet or smaller.
- (d.) Architectural Committee Approval. Approval for signs that are not specifically addressed or allowed by these standards must be obtained from the Association's ACC.
- i. The ACC approval should include the number, size, and type of signs approved along with a time period for how long the sign(s) may be displayed.
 - ii. Any complaints regarding signs should be filed with the ACC and considered by the ACC first.
 - iii. A decision of the ACC regarding either (1) an application for, or (2) complaint about signs may be appealed and presented to the Association's Board of Directors for review and consideration. Any decision by the Board will be final.
 - iv. If a complaint is made about a property owned by an ACC member, their close relatives (which include their father, father-in-law, mother, mother-in-law, daughter, daughter-in-law, son, son-in-law and the spouse), or anyone with a business relationship with the member, that person is prohibited from voting on the complaint and must recuse themselves from any vote on the issue.
- (e.) These provisions are not intended to limit or otherwise restrict any signs, flags, or religious displays which are otherwise allowed by other laws such as City, County, State, or Federal law.