

RESOLUTION
of the
BOARD OF DIRECTORS
of
GATLING POINTE COMMUNITY ASSOCIATION, INC.

(Uniform Sign Regulations)

Recitals: (Authorization to Adopt these Regulations)

R-1. The Board of Directors (“Board”) is authorized by Article I, Section 2, of the Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable To All Property In Gatling Pointe (“Declaration”), June 6, 2016, and recorded on July 8, 2016, in the Clerk’s Office of the Circuit Court of the County of Isle of Wight, Virginia (“Clerk’s Office”), as Instrument #160002693, to “establish and amend from time to time . . . uniform sign regulations . . . which shall be binding on all Owners”.

R-2. The Board adopted the Uniform Sign Regulations that appear in this Resolution at the Board of Directors Meeting held on June 26, 2023.

R-3. This Resolution sets forth the Uniform Sign Regulations adopted by the Board to complement Article I, Section 8, of the Declaration related to Signage. This Resolution supersedes and replaces that document entitled “Gatling Pointe Sign Policy” originally adopted on May 26, 2009.

R-4. The Board of Directors will provide notice of this policy to all current Owners and to all future owners by including the Resolution in resale disclosure packages required by the Virginia Property Owners’ Association Act. This Resolution will also be posted on the Association’s website located at *www.gatlingpointe.net*.


NOW THEREFORE, the Board of Directors of Gatling Pointe Community Association, Inc. does hereby adopt this Resolution in order to formalize adoption of the Uniform Sign Regulations:

Gatling Pointe Uniform Sign Regulations. No signs shall be erected or maintained on any Lot or Common Area until the proposed sign size, color, content and location shall have been approved in writing by the Board of Directors and the Architectural Review Board, except as follows:

1. Real Estate Signs.
 - a. One (1) sign of not more than six (6) square feet advertising the property for Sale or Rent, provided the sign is removed no later than 15 days after the sale (closing) of the property to a new owner or when the home has been leased/rented.

- b. Real Estate "Open House" signs installed on Common Area require prior written Application to and approval of the Board of Directors and the Architectural Review Board. If approved, not more than two (2) Open House signs will be permitted on Common Area.
2. One (1) sign of not more than six (6) square feet expressing support or opposition to political candidates or other issues which appear on the ballot of a primary, general, or special election, provided that such political signs shall not be placed on a Lot earlier than sixty (60) days before such election and shall be removed within three (3) days after such election.
 3. One (1) sign of not more than four (4) square feet advertising a garage sale, provided the sign is posted for no more than twenty-four (24) hours.
 4. Holiday decorations and displays provided they are not displayed earlier than thirty (30) days preceding the holiday or remain beyond fifteen (15) days thereafter.
 5. Signs not larger than 12" x 12" in size depicting an installed security system or invisible-type fencing provided they are well maintained.
 6. One (1) Contractor sign displayed while work is in progress but must be removed once construction/work is complete.

IN WITNESS WHEREOF the Board of Directors of Gatling Pointe Community Association, Inc. has signed this Resolution on this 26 day of JUNE, 2023.



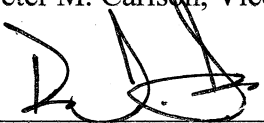
 Sarah R. Palamara, President



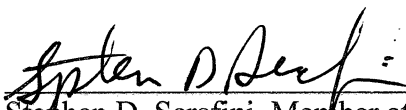
 Peter M. Carlson, Vice President



 Kimberly D. Burbage, Secretary



 Ross T. Tomlin, Treasurer



 Stephen D. Serafini, Member at Large