

## SIGN REGULATIONS POLICIES AND PROCEDURES

### **1. General.**

(1) It is the purpose of this chapter to promote the public health, safety and general welfare through reasonable, consistent and nondiscriminatory sign standards. The sign regulations in this chapter are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the secondary effects of speech, especially insofar as those secondary effects may adversely affect aesthetics and traffic and pedestrian safety. In order to preserve and enhance the District as a desirable community in which to live and do business, a pleasing, visually attractive environment is of foremost importance. The regulation of signs within the District is a highly contributive means by which to achieve this desired end. These sign regulations have been prepared with the intent of enhancing the visual environment of the District and promoting its continued well-being, and are intended to:

- (a) Maintain and enhance the aesthetic environment;
- (b) Maintain pedestrian and traffic safety; and
- (c) Minimize the possible adverse effect of signs on nearby public and private property.

(2) For purposes of this Rule, “District Property” shall be defined and shall mean any common area, utility area, stormwater control area or other real property of any nature which is owned by the Grand Haven Community Development District. The prohibition related to District Property shall also specifically extend to any signs, street lights, trees, posts, monuments or other structures that exist on District Property or within easements that contain District facilities.

(3) Except as set forth in this Rule, no signs of any nature or type, except for signs placed or erected by the District in connection with the performance of District business or the operation of District facilities, shall be placed upon any District Property.

### **2. Developer and Builder Sign Regulations.**

(1) Developers and builders will not be authorized to display signs on District Property.

(2) Any other signs, flags, balloons or any other type of business advertising will not be permitted on District Property.

(3) Notwithstanding restrictions on Developer and Builder signs, the District acknowledges that certain rights of the Declarant to maintain signs may be grandfathered (hereinafter, “Grandfathered Signs”) due to certain rights being reserved to the Declarant under that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association (“Declaration”) at Official Records Book 729, Page 259, public records of Flagler County, Florida. Such signs shall be limited to those which are used to sell and market vacant lots and new

homes which have not previously been sold or occupied within the District. The District shall have the right, under this provision, as it deems necessary, to require the Declarant's reasonable cooperation as to the number and placement of signs so as to further the goals of this Rule. Once there are no longer vacant lots or new homes within the District, or once the Declarant rights under the Declaration have expired, the Grandfathered Signs shall no longer be permitted.

### **3. Homeowner and Business Sign Regulations.**

(1) Homeowners, businesses and all other parties are not permitted to place signs in the District Property. This prohibition includes, but is not limited to, open house directional signs, garage sale signs, and for sale or for lease signs. No lost and found signs or any other type of (snipe) sign will be allowed on District Property.

### **4. Removal of signs.**

In addition to all other provisions for enforcement of this chapter, any sign violating the provisions hereof may be removed by the District.

(1) All costs of the action provided in this section shall be the liability of the person responsible for the display of the prohibited sign and such liability shall be enforced by the District.

(2) In connection with the removal of signs from District Property, the District hereby imposes, pursuant to Fla. Stat. §190.035 a fee of \$100.00 per offending sign to reimburse the District for its staff costs and administrative costs associated with illegal signs. The fee shall be charged to the party the District determines, after investigation, to be responsible for its placement.

### **5. Effective Date**

This Rule shall take effect on the date it is adopted.