

**USE OF SIGNS ON INDIVIDUAL PROPERTY POLICY**  
**For**  
**FRIO COMMUNITIES IMPROVEMENT ASSOCIATION, INC.**

State of Texas                   §  
  §  
County of Real                 §

I, JUDY JONES, Secretary of the Frio Communities Improvement Association, Inc. (the “Association”), certify that at a meeting of the Board of Directors of the Association duly called and held on the 19<sup>th</sup> of January, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Policy was approved by not less than a majority of the Board members in attendance.

**RECITALS:**

1. In accordance with Exhibit A, (a5) – Restrictions for the Twin Forks Estates Subdivision (“Declaration”), the following policy has been established by the Board of Directors of the Association to clarify sign usage on properties. The current restriction reads as follows:

No sign shall be erected, placed or permitted to remain on any residential lot, except however, a standard real estate For Sale sign not to exceed sixteen (16)” by twenty-four (24) “ may be erected.

**WITNESSETH:**

The Board of Directors adopts a policy relating to the exception of using political signs on all lots as passed by legislation in the 86<sup>th</sup> Texas legislature session.

**Section 1. Definitions**

FCIA – Frio Communities Improvement Association, the official name of Twin Forks subdivision.

FCIA HOA Board of Directors – The Frio Communities Improvement Association’s home owners’ association has a board consisting of five (5) elected members whose responsibility is to uphold the covenants of the by-laws, covenants, conditions and restrictions of FCIA (Twin Forks)

POLITICAL SIGN – A sign advertising a candidate or candidates for public elective office, or a political party, or a sign urging a particular vote on a public issue decided by ballot.

## **Section 2. Policy**

2.1 In line with Section 259.002 of Texas Election Code, Title 15 named Regulating Funds and Campaigns, Chapter 259, Political Signs, the following policy will reflect this Texas statute that was made effective September 1, 2019.

2.2. A property owner may display on their own property one or more signs advertising a candidate or measure for an election

- (1) On or after the 90<sup>th</sup> day before the date of the election to which the sign relates;
- (2) Or before the 10<sup>th</sup> day after that election date.

2.3 All political signs must not contain roofing material, siding, paving materials, flora, one or more balloons, lights, or any other similar building, landscaping, or nonstandard decorative component.

2.4 All political signs may not be attached to plant material, a traffic control device, a light, a trailer, a vehicle or any other existing structure.

2.5 All political signs may be attached to a fence or be self-standing on constructed legs.

2.6. All political signs may not be larger than 4 feet by 6 feet nor can the sign violate a law, threaten the public health or safety or contain language, graphics or any display that may be offensive to a person

2.7 All political signs may not be accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

2.8 No signs are permitted on the common property of FCIA (Twin Forks) without approval of the Board of Directors.

2.9 FCIA Homeowners Association under the direction of the Board of Directors may remove a sign displayed in violation of this restrictive covenant permitted by this section.

3.0 The FCIA Homeowners' Association Board of Directors can establish a fine for failure to abide by this policy. A lien may be placed on the property. All attorney fees involved to cure the violation will be incurred by the property owner.

I hereby certify that I am the duly elected and acting Secretary of the Association and that the foregoing Use of Signs on Individual and Common Property Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Real County, Texas.

TO CERTIFY which witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2022

\_\_\_\_\_  
Signature

Print Name: \_\_\_\_\_, Secretary

THE STATE OF TEXAS        §

§

COUNTY OF REAL        §

BEFORE ME, the undersigned notary public, on this \_\_\_\_\_ day of

\_\_\_\_\_, 2022 personally appeared,

Judy Jones, Secretary of Frio Communities Improvement Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas