

THE RESERVE OF TURPIN HOMEOWNERS' ASSOCIATION

**ADMINISTRATIVE RESOLUTION ADOPTING
POLICY GOVERNING SIGNS, FLAGS, AND SEASONAL, HOLIDAY,
AND YARD DÉCOR**

WHEREAS, The Reserve of Turpin Homeowners' Association ("Association") is an Ohio not-for-profit corporation formed for the purpose of administering the property known as The Reserve of Turpin.

WHEREAS, The Reserve of Turpin is governed by the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Reserve of Turpin Subdivision ("Declaration"), the By-Laws of The Reserve of Turpin Homeowners' Association ("By-Laws"), and all amendments thereto.

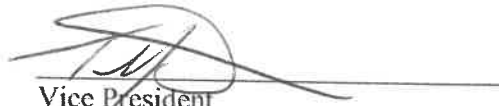
WHEREAS, the Second Amendment to the Declaration governs signs, flags, and seasonal, holiday, and yard décor subject to the rules and regulations promulgated by the Association's Board of Directors.

WHEREAS, in accordance with the authority provided by the Second Amendment, the Board hereby promulgates the following Policy Governing Signs, Flags, and Seasonal, Holiday, and Yard Décor.

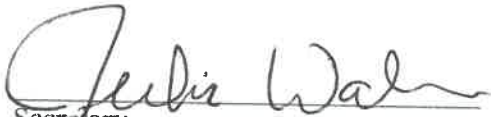
BE IT RESOLVED that the following Policy is in effect this _____ day of _____, 2025 per at least a majority vote of the Board Members:



President



Vice President



Secretary



Treasurer



Member at Large

**POLICY GOVERNING SIGNS, FLAGS, AND SEASONAL, HOLIDAY,
AND YARD DÉCOR**

I. Signs

A. Signs are prohibited except:

1. One professionally prepared sign of not more than six feet in area that advertises a Lot for sale or rent.
2. One professionally prepared sign of not more than six feet in area that advertises the services of a contractor that performed work on the Lot. This sign may only be displayed for no more than seven days beyond the completion date of the work.

B. Permitted Seasonal Holiday, and Yard Décor as defined by the Second Amendment and outlined below are not “signs” for purposes of the Second Amendment or this provision.

II. Flags

A. All flags are signs and are therefore prohibited except:

1. U.S. Armed Services flags.
2. State of Ohio flag.
3. MIA/POW flag.
4. U.S. flag (bearing 13 alternating red and white stripes and a blue field containing 50 white stars) displayed according to official federal protocols. Specifically, but not by way of limitation, this means that U.S. flags may not be flown upside down or backward, may not contain variations of the colors or layout of the flag, and may not include images that overlay the flag. Flags must be flown according to the protocols set forth in applicable laws, which are referenced more fully in the Second Amendment.

B. Permitted Seasonal Holiday, and Yard Décor as defined by the Second Amendment and outlined below are not “flags” or “signs” for purposes of the Second Amendment or this provision.

III. Seasonal, Holiday, and Yard Décor

A. Definition/limitations: Per the Second Amendment, only signs, flags, artwork, decorations, displays, and ornamentation that correlate to the following are “Seasonal, Holiday, and Yard Décor”:

1. One of the four weather seasons;
2. A nationally recognized holiday;
3. Sports teams;
4. Warnings of dogs and security systems;
5. Decorative signs noting a Lot’s address;

6. Temporary yard decorations for the purpose of celebrating special occasions such as birthdays, birth of children, graduations, and school admission.

B. Limitations and Standards: The Second Amendment defines “Seasonal, Holiday, and Yard Décor” to be art, decoration, display, or ornamentation that **creates a typical aesthetic of a safe and friendly suburban neighborhood**. The Board has the overt power to determine the standards of “Seasonal, Holiday, and Yard Décor” to ensure that it is displayed in good taste in the Board’s reasonable discretion, good condition, and **consistent with the general aesthetic or decorative character prevailing throughout The Reserve of Turpin**.

1. Based on the above standards, all Seasonal, Holiday, and Yard Décor must be kept in a well-maintained condition and cannot be so numerous so as to create a cluttered appearance or be inconsistent with the character of the Crest community at the Reserve of Turpin. A “cluttered” appearance is that which a reasonable person would consider to be disorderly, chaotic, or messy, which is often the result of the number and/or placement of the items on display. Broken, cracked, faded, chipped, and frayed items are not acceptable. Dead plants must be removed from pots in a timely manner. As a general rule, if the items are so numerous and/or are placed in such a way as to make it difficult to easily count or identify the items, and/or if they appear to be scattered or randomly placed rather than as part of a cohesive scheme, they are more akin to clutter or debris than acceptable decorations and garden enhancements.
2. Not limited to the following, and with extra care regarding Lots in the Attached Homes section (The Crest), Seasonal, Holiday, and Yard Décor can only be displayed with the consideration of neighbors in mind. This includes but is not limited to:
 - a. Refraining from having light displays that disturb immediate neighbors due to the proximity of those lights to the neighbors’ homes.
 - b. Refraining from placing any items so near to a neighbor’s Lot line or home as to significantly impede their view of or access between their driveway and home in relation to one another.

C. Weather seasons and holidays:

1. **Only décor related to nationally/federally recognized holidays is permitted.** For example, a sign, flag, or decoration for National Donut Day or Autism Awareness Month would not be permitted because they are not nationally or federally recognized holidays.
2. Seasonal, holiday, and Yard Décor pertaining to a weather season and/or holiday can only be displayed during the weather season and/or holiday season to which they pertain. This includes all lighting, including light

projections onto the house and permanent lighting, that is used in connection with a weather season or holiday.

- a. Holiday decorations and lights may be erected no sooner than 6 weeks prior to the holiday to which they correlate and must be removed no later than 4 weeks after the holiday.
 - b. In the case of inclement weather that makes compliance with the 4-week removal requirement difficult, the Board will allow the removal of holiday lights and decorations later than 4 weeks after the holiday, within reason. In this case, removal must occur as soon as weather permits after the 4-week removal requirement.
3. Halloween decorations must not be lewd or horrific in nature. Excessive depictions of blood and murder are not acceptable. As a general rule, if the scene would be considered "R-rated" in movie theaters, it is not acceptable in The Reserve of Turpin.

D. Decorative signs noting a Lot address:

1. Measurements are limited to 24"x 24"
2. Placement is limited to the front yard of the Lot.

E. Signs warning of dogs and security systems:

1. Such signage is limited to a total of two.
2. Such signage must be professionally prepared and small. "Small" means the signs can measure no more than 12"x12".
3. Such signage must be displayed no further than five feet away from the Dwelling Unit.

F. Temporary yard decorations for the purpose of celebrating special occasions:

1. Such decorations are limited to the event itself, and must be removed no more than five days after the date correlating to the occasion. In the case of a sign celebrating an honor, award, or acceptance to a school or program, such sign must be removed no later than five days after the date on which the award or honor was bestowed or the school year/program begins.

G. Typical garden enhancements:

Typical garden enhancements are portable and not permanently affixed to the Dwelling Unit or Lot. They include but are not limited to plants, pots, small yard statues, trellises, garden sculptures/metal work, seasonal/garden flags, picks, birdbaths, bistro furniture, and electric water features. The general standard is that items typically found in the garden section of a home improvement store qualify as "typical garden enhancements" and items that one would not expect to see in a yard or garden store are not "typical garden enhancements." The Association and its Board of Trustees reserves the right to request the removal of any items determined to be inconsistent with the general aesthetic or decorative character prevailing throughout The Reserve of Turpin.

If a proposed garden enhancement involves digging and/or building an immovable structure, it is not simply décor. The architectural design standards apply and the Association's prior written approval is required in order to install such item. This would include garden beds.

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