

# Longmire on Lake Conroe

## Real estate guidelines

The following guidelines are to be followed when listing your home with a real estate company. Failure to follow these guidelines will result in a penalty to the Homeowners account.

- 1) Homeowners must submit these guidelines to the listing agent.
- 2) Homeowners should request a Gate Code from IMC to give to the real estate agent to use when showing the property.
- 3) Under no circumstances should the real estate gate code or the LOLC gate code be posted in the online MLS listing, property flyers, or attached to the gate for an open house.
- 4) All open house requests must be submitted at least two business days prior to the open house. The request should include the date of the open house, the time period of the open house, and the name of the agents that will be holding the open house. IMC will arrange for the entry gate of LOLC to be open during the time of the open house.
- 5) The for-sale sign placed in the yard must comply with guidelines set out in the sign policy (attached).

# Longmire on Lake Conroe

## Sign Policy

Revised November 18, 2013

Longmire on Lake Conroe has a sign policy which applies to all signs within the subdivision. All signs must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (Deed Restrictions). For purposes herein, references to the "Association" shall mean the Property Owner's Association Board of Directors. References to the "Committee" shall mean the Architectural Control Committee.

In accordance with the Deed Restrictions, "No signs, billboards, posters, or advertising devices of any character shall be erected, permitted or maintained on any Lot or plot without the express written consent of the Association" and ...."shall conform to the Committee's predetermined sign policy" (this instrument). Signs shall be permitted for the purpose of "advertising the property for sale or rent, or signs used by a builder....to advertise the property during construction and sale period." "The....Association or their agents shall have the right to remove any sign not complying with the above referenced policy...."

All signs must have forest green lettering on a white background, to include any logo. No other colors are allowed. The size of any sign shall not be more than two feet (24") high by three feet (36") wide. Only one sign is permitted on any lot with the exception that a waterfront lot may have a second sign in the rear of the lot facing the lake. A sign in the front of the property must be set eight feet (8') from and parallel to the street. A sign on the rear of a waterfront property must be set eight feet (8') from and parallel to the bulkhead. Signs must free-standing and placed in the ground, in accordance with the manufacturer's instructions, such that it is maintained in a vertical position, self-supported, and free of guy wires or other supporting methods.

No "contractor" signs are allowed to be placed on any lot. Temporary signs complying with the above referenced colors may be employed by the Association to post notices of Property Owners Association meetings and other information deemed necessary by the Board of Directors.

A "home builder" may display a sign on the same lot during construction and sale period of a new home, but not before construction begins nor after completion of the sale.

Realtors, Real Estate Agents, & Brokers may display a "for sale" or "for rent" sign on a lot during the period that the lot is under contract for such purpose, and must be removed immediately thereafter. Indication of the lot number on the sign is optional. The sign must be placed as close as possible to the center of the lot, side to side.

Any sign not in compliance with the intent of this policy must be removed within 24 hours of notice. Notice may be given in writing and via any avenue.

The following drawing is an example of a sign in compliance with this policy for size and color:



**CORPORATE CERTIFICATE**  
**LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION**

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of **Longmire on Lake Conroe Property Owner's Association's SIGN POLICY (November 18, 2013)**.

Signed this 26<sup>th</sup> day of November, 2013.

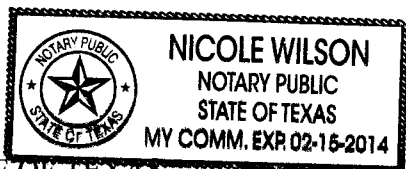
**LONGMIRE ON LAKE CONROE PROPERTY  
OWNER'S ASSOCIATION**

By:   
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26<sup>th</sup> day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation:

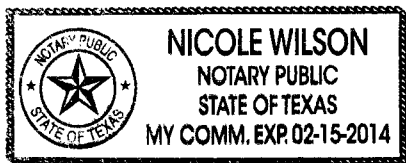



  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26<sup>th</sup> day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



  
NOTARY PUBLIC, State of Texas

**AFTER RECORDING RETURN TO:**

Bryan P. Fowler  
The Fowler Law Firm  
300 West Davis, Suite 510  
Conroe, Texas 77301

PI149-2013128837-4

**FILED FOR RECORD**

12/02/2013 3:59PM

*Mark Tumbull*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number  
sequence on the date and at the time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

12/02/2013



*Mark Tumbull*

County Clerk  
Montgomery County, Texas