

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
DELRAY VILLAS PLAT 3 HOMEOWNERS' ASSOCIATION, INC.**

A meeting of the Board of Directors of Delray Villas Plat 3 Homeowners' Association, Inc. (the "Association"), was held on MAY 11, 2024, at 7 ~~a.m.~~/p.m., at 13773 CIRCULAR DR. DELRAY BEACH FL 33484 after duly noticing said meeting in accordance with the By-Laws and Florida law, at which a quorum of the Board of Directors was present, and at which time upon motion duly made, seconded and unanimously carried/carried by majority vote, the following resolution was adopted:

WHEREAS, the Association is a Florida not for profit corporation created and organized for the purpose of managing and administering the community and common areas of the Association.

WHEREAS, the Board of Directors of the Association, pursuant to its Articles of Incorporation, By-Laws and Florida law, is authorized to adopt rules and regulations governing the details of the operation of the Association, and use of the Lots, streets and common areas.

WHEREAS, Section 6 of the Declaration of Covenants, Conditions and Restrictions for Plat No. 3 of Delray Villas provides that no sign may be displayed on any Lot without the prior written approval of the Board of Directors as to its size, shape, content, and location; and

WHEREAS, the Board of Directors desires to adopt uniform criteria governing the approval and display of signage within the community.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the attached Signage Criteria Policy (the "Signage Criteria"). A true and correct copy of the Signage Criteria, as approved by the Board, is attached hereto as Exhibit "A" and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution, together with the attached Signage Criteria, shall be maintained as part of the Official Records of the Association and made available on the Association's official website.

IN WITNESS WHEREOF, this Resolution was hereby duly executed by the President of the Association and witnessed by its Secretary/Treasurer to certify the foregoing action taken by the Board of Directors this 11<sup>th</sup> day of MAY, 2026.

**DELRAY VILLAS PLAT 3 HOMEOWNERS'  
ASSOCIATION, INC.**

By: Barbara Quinto, President  
Barbara Quinto, President

Attest:

By: Eileen Casado  
Eileen Casado, Secretary

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## **EXHIBIT "A"**

### **Signage Criteria**

To ensure consistent and equitable enforcement of Section 6 of the Association's Declaration of Covenants, the Board hereby adopts the following clarification and policy regarding signage:

#### 1. General Prohibition

No sign of any kind shall be installed, displayed, or maintained on any Lot or Common Area without prior written approval from the Board of Directors, as required by Section 6. Lot includes the windows of a home.

#### 2. Adoption of Objective Criteria

The Board shall evaluate all signage requests based on objective, uniform, and consistently applied criteria, including but not limited to:

- o Size, dimensions, material, and placement of the sign (maximum of 12 x 8 inches; waterproof and climate-resistant)
- o Design, color, and visual impact (generally limited to black with gold lettering)
- o Purpose and necessity of the sign
- o Safety considerations
- o Consistency with the aesthetic standards of the community
- o Prior approvals of similar signage

#### 3. Types of Signs

The following types of signs are the only permissible signs, subject to prior written approval by the Board, and compliance with the criteria set forth above:

- "No Parking" signs for seasonal residents while away
- Security signs
- Real estate signs, permitted during open house hours only
- Political signs, permitted only in connection with an election, not more than thirty (30) days prior to the election, and which must be removed within seven (7) days following the election.

#### 4. Written Decisions and Reasoning

In the event the Board denies a proposed sign, the Board must provide the applicant with a written decision that includes:

- o A reasonable and specific basis for the denial
- o Identification of the criteria not satisfied
- o An explanation distinguishing the proposed sign from any similar signs previously approved by the Board

5. Recordkeeping

All applications and decisions regarding signage shall be documented and maintained in the Association's records to ensure transparency and consistency.

6. Authority

This policy is adopted pursuant to the Board's authority under the governing documents and shall be used to interpret and enforce Section 6 going forward.