



CALDERA SPRINGS

OWNERS' ASSOCIATION, INC.

OPEN HOUSE PROCEDURES AND TEMPORARY PLACEMENT OF OPEN HOUSE SIGNS

1. "Open House" is defined as the hours during which a property that is available for sale is open to the public for viewing, and the property is occupied by the Owner or his/her representative during that time. If the property is listed for sale with a real estate company, the person staffing the "Open House" must be either a licensed real estate broker with that company, or the deeded Owner of the home. If the property is not listed with a real estate company, the person staffing the "Open House" must be a deeded Owner of the property. The hours of operation of an "Open House" shall be limited to a maximum time of seven (7) hours daily, held only between the hours of 10:00 AM and 5:00 PM. The property (homes or lots) must be continuously staffed by the hosting representative within the approved time period to be considered an "Open House".

2. For consistency and to manage the appearance of Community signage, a size and design for "Open House" signs has been approved by the Association. The Association has a limited inventory of "Open House" signs that may be used when given advance notice to the Association. Absolutely no balloons, flags, streamers, or other decorative material or tools may be attached to the sign or be placed anywhere on the homesite or unit at any time. Directional signage may not be used.

3. During the hours of operation of the "Open House" and only during such hours, three "Open House" signs may be used. One sign must be placed on the front side of the property, at least ten (10) feet from the edge of the road. The second sign may be placed at the entrance to the community one hour before the scheduled start of the event. A third directional sign may be placed at the nearest intersection. The signs must be removed and returned to the Association office, after the "Open House" has concluded.

The Association has empowered and directed the Manager of the Association to enforce the CC&R's and all Association Policies and Procedures. Enforcement action will include removal, without notice, of any signs not in compliance with these restrictions and policies.