
WILLIAMSBURG

ON THE RIVER

Date: November 29, 2011

Subject: Restrictions for Williamsburg on the River – For Sale Sign Questions

The Williamsburg on the River Home Owners Association has four sets of restrictions, all based on the time line when each section of the association was established. Because of the different times of generation, some of the same language was carried from one plat to the next, and other sections were updated as shown in the examples below for Signs.

Restrictions – Old Coach Re-Plat:

10. SIGNS. No signs, of any nature, may be erected in the Subdivision except those approved by the Architectural Control committee.

Williamsburg on the River – First Extension:

10. SIGNS. No signs of any nature may be erected in the Subdivision except those approved by the Architectural Control committee.

Williamsburg on the River – Plat 2 and Plat 3

- 1.8 Signs. No signs of any character other than signs of not more than six (6) square feet advertising the sale of a Lot located no closer than five (5) feet from the building line shown on the Plat of the Lot to be sold shall be erected, placed, posted or otherwise displayed on or about any Lot. Notwithstanding the foregoing the Developer shall be permitted to erect and maintain signs, regardless of size, advertising the sale of Lots within the Subdivision.

Williamsburg on the River – Plat 4

- 1.8 Signs. No signs of any character other than signs of not more than six (6) square feet advertising the sale of a Lot located no closer than five (5) feet from the building line shown on the Plat of the Lot to be sold shall be erected, placed, posted or otherwise displayed on or about any Lot. Notwithstanding the foregoing the Developer shall be permitted to erect and maintain signs, regardless of size, advertising the sale of Lots within the Subdivision

Bill Wurmer (Shettland Construction Company) drafted the original restrictions with a total “No Sign” clause. Then when he laid out the first East Back Bay lots (Plat 2 and Plat 3) the restrictions were relaxed to allow For Sale signs as long as they are placed 5 feet from the Building Line. When Plat 4 was recorded, the restrictions for Plat 2 and Plat 3 were used as the template, and the language is the same for most issues.

Because of the differences for signs, the restrictions for the Old Coach Plat and the First Extension Plat restrictions have been relaxed to allow For Sale Signs with the same conditions as Plats 2, 3, and 4, making all sections of the development the same.

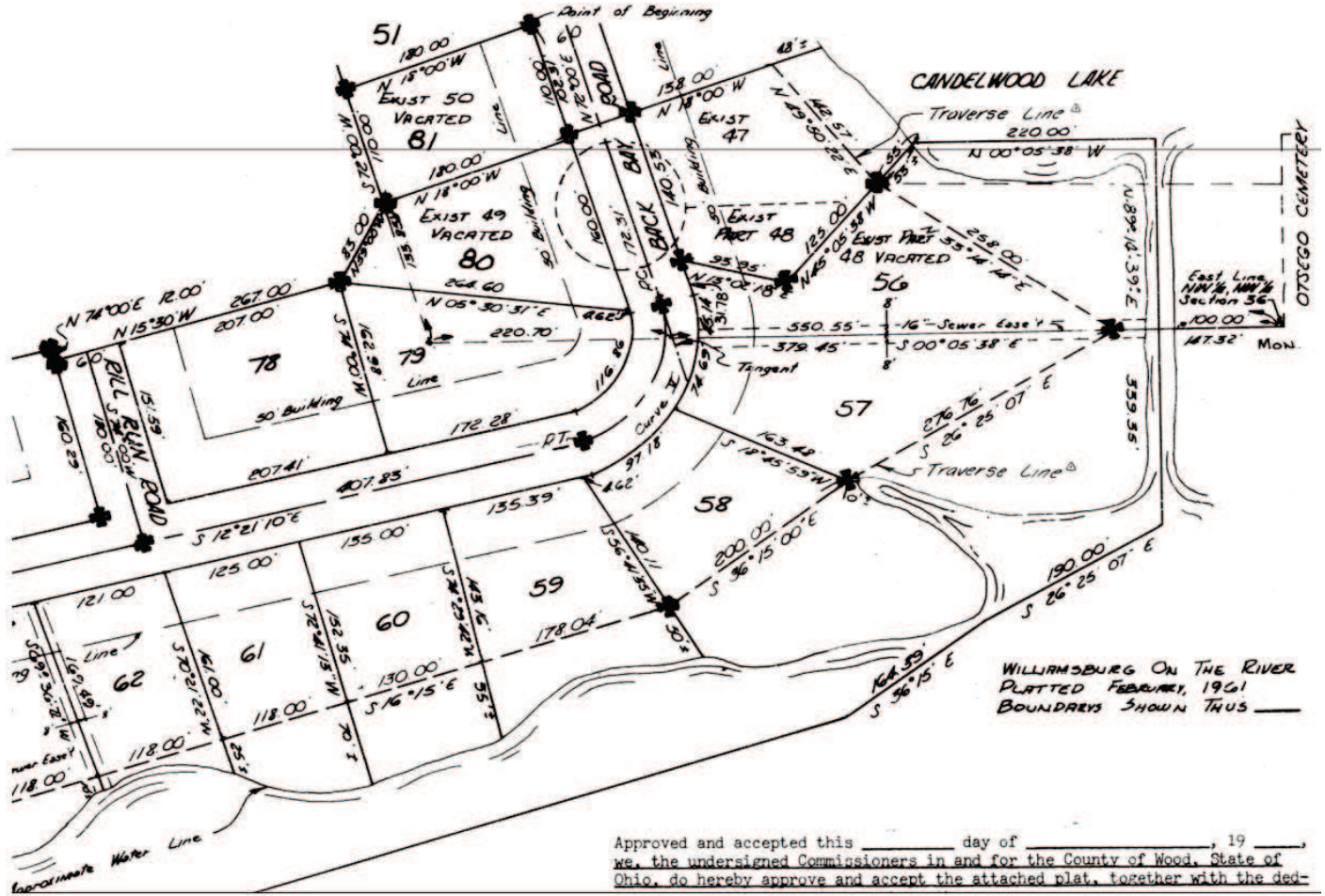
Note: The printed restrictions have not been updated, because of the huge amount of work to have each Plat re-surveyed since the restrictions are recorded with each Plats layout. (This may sound strange, but when we wanted to make a change in Plat 3, we investigated the method to make a change, and learned that the procedure will take a long time and is very expensive.)

The restrictions state that the For Sale signs can not be any closer to the street than five feet from the Building Line. In the case of Lot #56, the Building Line is 50 feet from the center line of the pavement. The building line was defined when the Plat was laid out, to provide harmony withing the association, and prevents houses being built any closer to the street than this line.

At the same time the restrictions were relaxed for the For Sale Signs, we also allowed the “Info Boxes” to be mounted on the mail boxes (as long as they do not interfere with the US Postal Service access to the mail box). The thought process was that if the For Sales Signs are located in the middle of the front yard, it is too intimidating for an interested party to walk in someones yard and take an information sheet.

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I hope that this clears up any confusion you might have, and if you have any questions, please feel free to contact me at the numbers listed below.

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