

Signage enforcement policy

Introduction

While Article VI of the original covenants appears to prohibit without qualification all signs except real estate signs of a certain size, the covenants of November 2003 actually require certain signs to be displayed permanently around swimming pools. This apparent inconsistency demonstrates that some signs have an entirely appropriate purpose and may even be legally required but also underscores that reasonable regulations concerning appearance, placement, number and related criteria are appropriate in the interest of safety and promoting a neat and pleasing appearance throughout the community.

As a result, the Board has adopted the following general criteria for assessment of whether a given sign is permitted notwithstanding the general language in the original covenants.

General criteria for signs permitted and regulated

For these purposes a “sign” generally will only include displays intended to convey information. Primarily decorative displays, including mailbox wraps or garden flags, will not normally be regulated under these rules. If a particular display is considered inappropriate due to placement or appearance (not content), the lot owner will be notified and given an opportunity to respond prior to issuance of a notice of nonconformity. National, state and similar flags are not considered signs for these purposes and are not regulated under this policy.

A display intended to convey information may be either temporary or permanent. A temporary sign must be neat in appearance, on a free-standing stake, post or wire frame, and not placed so as to obstruct foot or vehicle traffic or the ability of drivers or pedestrians to see. Signs should be properly affixed and vertical, not merely leaned against a tree or building. Temporary signs will generally be related to a specific event, including such matters as yard sales, meeting notices or elections or other voting events. Temporary signs related to community or member activities are not required to meet all appearance and materials criteria of permanent signs but must remain neat in appearance throughout the display period. Faded, warped or tattered signs must be removed. Political signs may be displayed not more than 45 days before the election or more than 7 days after. Other temporary signs are limited to one per lot and are allowed for not more than 30 days. Temporary signs relating to remodeling or construction activity still in progress may remain beyond 30 days only with the express permission of the Board. Bows, balloons and similar displays relating to a birth or similar personal event are also permitted for this same time period.

Appropriate permanent signs will generally have a legal or advisory purpose. Since the parking of commercial trucks and the operation of a business within the subdivision are prohibited by covenant, commercial signs will generally be prohibited. Exceptions may be granted by the

Board for commercial logos on vehicles belonging to and required by employers or as otherwise appropriate. No permanent commercial signage for any business, activity or service with which the posting resident is not an officer, director or employee will be approved.

Among the permanent signage which is allowed without express permission of the Board are alarm system advisories, safety warnings and trespass advisories. One commercial realtor, "For Sale" or "For Rent" sign is permitted per affected lot but none shall not be placed on another's property, including but not limited to additional directional signs placed at the subdivision entrance area or intersections.

Appearance criteria

All permanent signs must be placed or erected appropriately, on the owner's own premises and attached to an appropriate stand, post or frame. Attachment to trees or in such a way as to obstruct the view of drivers or pedestrians is not permitted.

Signs supplied by the vendor of the indicated service, (e.g. alarm systems) are presumptively acceptable; however, the Board reserves the right to request more subdued signage in an individual case.

No lighted or otherwise electrified signs are permitted, either temporary or permanent.

All signage is limited to not larger than 24" by 24" unless an express waiver is granted by the Board.

Safety-related signs may have a red or yellow background or otherwise conform to ANSI standards and exemplars but all other informational or advisory signs should be black lettering on a white or gray background or of comparable appearance.

All signage should be appropriate to the neighborhood and visually appealing. In general, cardboard or thin plastic "hardware store" signs are strongly discouraged.

Appeal

Any recipient of a notice of nonconformity to signage regulations may respond in writing or by appearing at the next regular Board meeting

Adopted May 8, 2013