

Guideline for signboards (C&R Section 13)

Section 13 of the Covenants provides that “signboards” are prohibited on all lots except “For Rent” and “For Sale.” Limitations on size, height and quantity are specified for those allowed signs. Note that the covenants relate only to “signboards.” There is no restriction on fabric flags or banners, for example.

First, note that rules related to signs have not been created by the Board, they are written into the original covenants attached to the deeds of all lots. The Board has a legal duty to enforce the existing covenants in a fair and reasonable manner, for the benefit of all property owners.

By way of background, signs have not historically been a problem in the neighborhood, and it has not been necessary for the Board to initiate enforcement actions. Recently, some residents displayed political signboards in their yards, and other residents made complaint.

The covenants make no distinction based on the content of signs. This means that “political” signs should not be treated differently from other types of signs. In response to the complaints received, warning letters were issued for ALL signs appearing in the neighborhood at that time. [It was not necessary for us to pursue this matter beyond the “warning” stage;” i.e., no notices of violation or fines were issued.]

The Board proposes a policy which will honor the covenants in a manner consistent for all signs, but at the same time make reasonable accommodation for signs believed to contribute to a sense of community and normally appearing for only a few days. Examples include, but are not limited to, yard sales, graduations, birthdays, anniversaries, and the like. Although distasteful to some, political signs are arguably an expression of civic involvement and engagement. Also, the Board acknowledges that it has historically used temporary “signboards” to advertise community events such as food trucks, pool sign ups, “Chat with the Board” nights, community yard sale, etc.

Guideline: A grace period will be allowed before a warning letter is issued if the following conditions are met:

Signs may be displayed for a total period of 15 days, which period must include the actual date of the related event. (Related event would be the yard sale, graduation date, etc.)

“Tradesmen” signs, such as roofers, painters, tree work, gutters, power washing, and the like will also be eligible for a grace period limited to the period of active conduct of the related work, but not to exceed 15 days.

If a sign appears more than 15 days prior to the scheduled date of the related event, it is not eligible for the grace period, even if the sign is removed and then replaced within the grace period.

Consistent with Section 13, no more than 2 signs shall be displayed on one Lot at the same time. Further, the 2 signs may not be duplicates.

The limitations on the number of signs and the application of grace periods will be per lot. Signs may be swapped or replaced during the grace period, but that will not extend the grace period nor increase the number of signs allowed. If multiple events overlap, Section 13 still allows only a total of 2 signs to be displayed at the same time.

“Political” signs, of the type generally associated or connected to events such as public referendums or elections to public office (including primaries), shall be treated the same as those for other types of events. The event date for purposes of determining the grace period shall be the regular voting date for the related primary, run-off, or final election or referendum. Early voting periods are not assigned a separate “event date” for this purpose, but instead are included in the grace period for the related voting date. (Early voting periods begin 14 days prior to the election date, which means such signs may be displayed no sooner than 1 day prior to the beginning of the early voting period to be eligible for the grace period.) A “voting date” will be considered a single event for purposes of applying the grace period and the limitation on number of signs, regardless of how many candidates or issues are on the ballot. Such signs are not to be displayed in the area between the sidewalk and the street.

Signs intended for the purpose of displaying the address will be allowed. Generic messages on address signs, such as “welcome”, “home sweet home,” or the like will not be considered a violation, but other unrelated or topical messages will be limited to the grace period stated above. Such signs also should not be displayed in the area between the sidewalk and the street. These signs will not be counted against the limit of 2 per lot.

We have been asked by law enforcement to allow “alarm company” signs, as they believe it to be a deterrent to crime. Such signs will be allowed so long as they are displayed within 15 feet of the front door, and are no larger than the size noted in Section 13. These signs will not be counted against the limit of 2 per lot.

Signs that violate any of these guidelines will not be eligible for the grace period, even if the sign is removed and then replaced within the grace period.

Residents who are issued a warning letter due to violating the “grace period” exception will not be eligible for another grace period for any event until 6 months have passed since the previous condition was cured.

These guidelines are offered as a reasonable accommodation and compromise, while honoring the intent of the Covenants, and in the spirit of enhancing our sense of community. We realize that some will view it as too loose, others as too restrictive. We ask that you honor these guidelines in a neighborly fashion. We would prefer not to return to a strict, literal interpretation and enforcement. It’s up to you!

Adopted Sept 6, 2024