

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Signs

Effective: September 11, 2018

By: 
Mike Eastlund, Board President

Policy 404

1. PURPOSE

Provide clarification for approved signs within West Meadows Estates.

2. PERSONS AFFECTED

Property owners, residents, Board members, officers and employees of the Association.

3. REFERENCES

CC&R Standards Committee Policy 201

CC&R Article: 16

4. DEFINITIONS

4.1. ACC: Architectural Control Committee

4.2. Approved Signs: Article 11 of the CC&R's prohibits all commercial signs except real estate signs of no more than five (5) square feet in total area for the purpose of advertising property within the subdivision for sale or rent.

5. POLICY

5.1. Based on the provisions of Article 16 of the CC&R document, the WMEHOA Board has chosen to allow the limited posting of signs on private property as follows:

5.1.1. Political signs for up to 60 days before an election

5.1.2. Yard/garage-sale signs on the days of the sale

5.1.3. Event signs on the day of the event

5.1.4. Signs indicating the location or directions to an event within the subdivision.

5.2. Approved signs may be no larger than five (5) feet in area.

5.3. Signs are not allowed in the common areas of the subdivision.

Exception: Yard sale and open house signs on the day of the event.

Exception: Signs approved by the Board for a specified period of time.

Exception: Approved real estate signs advertising Wyant Corporation properties in the following locations:

1. Doaks Ferry Road NW and Glen Creek Road NW
2. Orchards Heights Road NW and Titan Drive NW

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5.4. Signs placed in common areas in violation of this policy shall be removed and returned to the owner, if possible.

Exception: If the owner cannot be contacted, the sign may be destroyed.

6. RESPONSIBILITIES

6.1. It is the responsibility of homeowners/occupants to follow the requirements of this policy.

6.2. It is the responsibility of the ACC chairperson or designee to enforce this policy.

6.3. It is the responsibility of the person enforcing sign restrictions to follow all procedures outlined in this policy for reporting or removal.

7. PROCEDURES

7.1. Enforcement procedures shall follow the CC&R Standards Committee Policy 201.

Exception: Signs in common areas that are immediately removed.

7.2. All notes, photographs and records regarding the enforcement will be maintained in the appropriate property file.

Exception: Signs in common areas that are immediately removed.

7.3. When signs are found in common areas in violation of this policy an attempt should be made to have the owner remove the sign, if possible. If not, remove and dispose of the sign.