



## **Community Signage Policy as of July 2020**

Homeowners are not following the yard signage guidelines spelled out in the Deed Restrictions.

Section 2.13 of the Deed Restrictions is to help assure a non-commercial atmosphere in the subdivision. It reads,

**“No sign of any kind shall be displayed or maintained on any Lot hereunder, except one (1) sign of not more than six (6) square feet advertising the Property for sale or rent and promotional signs used by a builder during the construction and sales period.”**

In order to maintain a balance between individual rights and Section 2.13, the following policy is established.

### **In general**

1. No sign of any kind may be larger than six (6) square feet.
2. The term “sign of any kind” means an actual sign, a banner, a flag, a streamer, or anything that publicly communicates a message of any kind.
3. Per the US Supreme Court, this is not an infringement of your first amendment rights since by signing the deed to your property you forfeited those rights, within the community, and agreed to abide by the Warranty Deed Restrictions.

### **Concerning signs placed on private lots:**

The following signs are permitted:

- 1 One (1) For Sale or For Rent sign per lot. Remove as soon as home is sold or rented. Cannot be displayed indefinitely.
- 2 One builder’s sign displayed **during the actual remodeling, building, or repair work**. Remove when work is completed.
  - a. Do not display these until the company is actually on-site working. Remove when the job is completed.
- 3 Political signs no earlier than one (1) month prior to Election Day and no later than one day following Election Day.
  - a. Political signs are signs promoting a candidate or an issue that is being voted on by the electorate.
  - b. Only one (1) sign per political candidate or issue is permitted per lot.
  - c. Election Day is the actual date of the general election. For example, elections are on the first Tuesday after the First Monday in November. For 2020 that would be November 3<sup>rd</sup>.

Therefore, no political signs can be displayed earlier than October 3<sup>rd</sup>, 2020. All political signs must be taken down by November 4<sup>th</sup>, 2020. Primaries elections follow this same logic.

- 4 Garage Sale signs ON THE DAY of the sale only.
- 5 Signs advertising a local charitable event no earlier than one (1) month prior to the event and no later than one day following the event.
  - a. Examples of a charitable event is a local church festival, a race to raise money for a charitable cause.
- 6 A decoration indicating "Welcome" or some such greeting. These types of signs are normally setting on a front porch.
- 7 A sign posted by a security company providing monitoring services, as long as it is up near the house.
- 8 A sign on the mailbox post indicating a pet containment system, like Invisible Fence.
- 9 A "Block O" three-dimensional type of sign as long as it is up near the house and does not overwhelm the yard.
- 10 A 1' x 3' horizontal sign indicating your child attends X school. These types of signs are normally mounted above a garage door on the front of a house.

No other signs are permitted on private lots, including but not limited to the following:

- 1 Signs advertising a business or business activity.
- 2 Signs attached to street posts or Stop Sign posts or No Parking posts.
- 3 Signs making social statements or promoting social concerns.

**Concerning signs placed in the common areas owned by The Village At Alum Creek Homeowners Association, including the North and South entrances and all along S. Old State in front of our community,**

The following signs are permitted

1. Signs placed by the HOA, a government entity, a utility company, or maintenance crews.
2. Open House signs placed at the entrances of our community by a Realtor, ONLY on the day of the Open House.
  - a. These must be 12 feet from the paved road
3. Garage Sale signs placed at the entrances of our community by a homeowner, ONLY on the day of the Garage Sale.
  - a. These must be 12 feet from the paved road.

4. Signs advertising organized sports like Little League soccer or softball.
  - a. These must be 12 feet from the paved road.
  - b. These must be removed once the sign-up period is over

No other signs are permitted in the common areas.

Any questions regarding this policy or a sign you wish to post should be directed to the Board of Trustees via the Contact HOA Trustees form on our website ([www.villageatalumcreek.org](http://www.villageatalumcreek.org)).

Violations of this policy will result in enforcement per the HOA Enforcement Policy.