

Sign Policy

Authorization: Section 6.10 of the neighborhood's Declaration of Covenants, Restrictions and Easements provides that "no signs whatsoever (including but not limited to commercial and similar signs) shall, without the ACC's prior written approval of plans and specifications there for, be installed, altered or maintained on any Lot, or on any portion of a Structure visible from the exterior thereof" with some exceptions.

Policy: The Architectural Control Committee (ACC), with the approval of the Quail Ridge II Homeowners Association Board, implements these policies to clarify and further expand the policies and exceptions outlined in Section 6.10 of the Declaration.

- 1. For Sale Signs:** No more than one "For Sale" sign, such sign having a maximum face area of four square feet, can be displayed on any Lot. No sign can be displayed in any area of the Lot other than the front yard. It is strictly prohibited to place a "For Sale" sign: (1) in the back yard, on any fence or any other pre-existing structure of any Lot; or (2) on any Common Property or right-of-way immediately adjacent to the Common Property, without the prior written approval of the ACC. All "Open House" sign placement/mounting requires prior written approval of the ACC.
- 2. Temporary Signs:** Temporary signs of any kind, including but not limited to, advertising lawn or garage sales, commercial firms working at a specific property or religious and other special events must be kept to a minimum. Lawn and garage sale signs may be put up no sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. Signs placed by commercial firms (e.g., painters, roofers, remodelers, etc.) in a homeowner's front yard may remain while the work is in progress, not to exceed five days. Signs advertising religious events, entertainment events or other special events may remain in a homeowner's front yard for a period of time not to exceed five days. Signs must be removed promptly upon completion of the work or 5 days, whichever comes first, or the date of the special event.
- 3. Lease, For Lease, Rent and/or For Rent Signs:** These signs are strictly prohibited.
- 4. Political Signs:** During election periods (on or after the 90th day before the date of the election to which the sign relates), political signs which comply with all State laws and City ordinances are expressly exempted from this sign policy except that all political signs must be ground-mounted and no larger than four feet by six feet. It is strictly prohibited to place a political sign: (1) on any fence or any other pre-existing structure of any Lot; (2) on any Common Property or right-of-way immediately adjacent to Common Property, without the prior written approval of the ACC.

Enforcement: Violating signs will be removed without any notification to the sign/Lot owner, and the sign/Lot owner will have no action against the ACC, the Board, the Homeowners Association (HOA) or any individual acting on their behalf in the removal of such violating sign in accordance with this policy.

Failure by any homeowner to strictly adhere to the HOA's sign policy, after having the offending sign removed and being warned, will subject the homeowner to a fine of \$100 for each day the sign (or its replacement) continues to be displayed (Declaration, Section 6.10(f)).

Appeals: A homeowner may appeal, in writing, a sign removal or a fine to the HOA Board within 10 days of the removal or fine. The Board may waive the fine or allow the replacement of the sign, but the decision of the Board is final.

Adoption: October 8, 2011