

Homes Association of Cedar Hills Board Policy

Approved Signage

Goals:

In order to maintain an attractive neighborhood, the Association's Restrictions prohibit any sign or advertising device of any character from being placed or erected on any lot or building site within the Association with certain specified exceptions:

1. Article VII (a)(1) – (6) specifies certain signs which are excepted from the general sign restrictions; and
2. Article VII (a)(7) gives the Board discretion from time to time to except other signs, in addition to those specified above, from the general sign restrictions by adopting written requirements for such other permissible signs.

It is the goal of this policy to list the types of sign allowed by Restriction as exceptions to the general restriction (as referred to in item 1 above), and to adopt written requirements for certain other signs which the Board elects to except from the general sign restrictions pursuant to item 2 above.

Policy:

Any of the following signs which meet all the specific requirements set forth in Article VII (a)(1) – (6) are exceptions to the general sign restrictions set forth in Article VII (a) of the Association's Restrictions and cannot be changed without an affirmative vote of the membership:

- **For Sale/For Rent:** One sign per property
- **Security system decals:** not more than one per door or window
- **Neighborhood Watch:** one sign, issued by Washington County, per street
- **Block Home:** one sign displayed in a window
- **Security System:** one sign on the property, installed on or near the house
- **Political lawn signs:** allowed in connection with an upcoming election placed in the yard not more than sixty (60) days prior to the election to which the sign refers. Signs shall be removed within three (3) days after the election
- **Traffic warning:** One temporary sign warning of children in the area, and/or reminding motorists of the speed limit. Placement must first be approved by the Association, for a period not to exceed ninety (90) consecutive days during any calendar year.
- **Vehicle "For sale":** One vehicle may be signed with temporary "for sale" signs in its windows for a period not to exceed ninety (90) days during any twelve (12) month period. Limit two (2) per vehicle, maximum of two vehicles per year.

Pursuant to Article VII (a)(7), the Board excepts the following signs from the general sign restriction

of Article VII (a) applicable to each residence within the Association provided such signs meet the requirements as specified below:

Temporary signs:

- **Event** signs: One temporary (one day) sign (may be double-sided “sandwich board”), indicating an event local to the home, such as “Garage/Estate Sale”, “Birthday Party”, etc. is allowed provided that the sign is not placed on any neighbor’s property without first obtaining that neighbor’s permission and provided that the sign is removed by the end of the day of the event.
- **Free** signs: One temporary sign (one day) placed on a item set in front of a residence offered to the public for free is allowed. The neighborhood restriction of “neat and attractive” applies to “free” items left at the street and such sign and items may not be left at the street overnight or for multiple days.
- **Contractor Identification** (advertising) sign: One sign at a residence, of a size not to exceed 18” by 24”, is permitted only for the duration of the approved project the contractor is actively working on. For example, the general contractor for a modification to a home can display its company identifying sign at the beginning of work on the project, but must remove the sign when the work is complete.

Permanent/Long-term signs:

Signs displayed as a long-term feature of the property are to be of a size typical of such signs and either commercially produced or otherwise of similar quality in printing and materials.

- **Beware of Dog** sign: One warning sign stating “Beware of Dog” is allowed.
- **No Soliciting** sign: One standard sign stating “No Soliciting” is allowed.
- **Metro Pesticide Free** (Lady Bug) sign: The Association supports Metro’s efforts to reduce pesticide use in the area. One Metro Pesticide Free (Lady Bug) sign is allowed.
- **Issue/Message** sign: The Association supports member’s desire to show support for issues that do not correlate to a political season (e.g. “Black Lives Matter”; “Love Wins”, etc.). One sign at a residence, not located in the County right-of-way, of a size not to exceed 18” by 24” is allowed. The Board retains the right to revoke display of signs determined to imply bias or discrimination, or use inflammatory or hateful speech.

The Board retains the right to amend or revoke any or all of the temporary or permanent signs which it allows by the above policy adopted pursuant to Article VII (a)(7).

Adopted by Board of Directors
Mark Swan, President
Homes Association of Cedar Hills,
Date: 12/9/14
Amended: 2/9/21