

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Signs

Effective: February 9, 2021

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: 11&16

4. DEFINITIONS

4.1. ACC: Architectural Control Committee

4.2. Commercial Sign: Any sign, banner, poster, flag, projection, or screen located on the exterior of a property that promotes a sale, political movement, or cause, with words or symbols.

4.3. Non-commercial Sign: Any sign, banner, poster, flag less than 15 square feet, projection, or screen located on the exterior of a property used as a holiday or garden yard decoration, school loyalty, the US Flag, and state flags or promotion of a non-commercial event.

5. POLICY

5.1. Non-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 advertising property within the subdivision for sale or rent.

5.2. The Board, under the authority of Article 16 of the CC&R's, provides the following exception to Article 11:

5.2.1. Article 11 of the CC&R's does not apply to commercial signs posted inside a dwelling or garage that might be visible outside.

5.2.2. Political signs that support a candidate or ballot measure for up to 60 days before an election.

5.2.3. A security warning sign smaller than one square foot.

5.2.4. Signs on a vehicle as allowed in Board Policy #402.

5.2.5. Yard/garage sale signs on the days of the sale

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5.2.6. Event signs on the day of the event

5.2.7. Signs indicating the directions to a yard sale or an event within the subdivision

5.3. The ACC shall have the sole discretion to determine the purpose of a sign.

5.4. 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.

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

5.5. Signs placed in common areas in violation of this policy shall be removed and returned to the owner or destroyed.

RESPONSIBILITIES

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

5.7. It is the responsibility of the Standards Committee Chairperson or designee to enforce this policy.

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

6. PROCEDURES

6.1. Enforcement procedures shall follow the CC&R Standards Committee Policy 201.
Exception: Unauthorized signs in a common area are to be removed.

6.2. All notes, photographs, and records regarding enforcement shall be retained in the appropriate property file.