

ABIQUA HEIGHTS HOMEOWNERS ASSOCIATION
Resolution by the Board of Directors

Policy13-02
Abiqua Heights Sign Policy

Whereas AHHA CC&Rs Article V Section 14. Signs states in part, “No signs shall be erected or displayed on any Lot, Living Unit, or any other portion of the lot without the prior written permission of the Board;” and

Whereas AHHA CC&Rs Article V Section 2. Nuisance to the Neighborhood states in part , “ No Obnoxious or offensive activity shall be carried on any Lot or Living Unit,” and

Whereas AHHA CC&RS Article XII Section 1. Compliance With Declaration, Rules and Regulations states, “Each Owner and Occupant shall comply with the Declaration, and rules and regulations adopted pursuant thereto”, and

Whereas AHHA CC&Rs Article V Section 24. Additional Rules and Regulation states in part, “The Board from time to time may adopt, modify, or revoke rules and regulations governing the conduct of persons and the operation and use of the Property as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property”, and

Therefore Rule 13-02 “ Abiqua Heights Sign Policy “ is passed this September 10, 2013. This resolution is effective as of September 10, 2013 and serves as a guideline both for board members and homeowners as to how the board will apply the signs provision of the CC&R's. This resolution will be in effect until voted out by the Board of Directors or modified by the membership in accordance to CC&Rs Article V Section 24.

By ___/s/ Dave O. Paul____
Secretary

Board approved: September 10, 2013

Attachment A – Rule 13-02 “Abiqua Heights Sign Policy”

ABIQUA HEIGHTS SIGN POLICY

The following policy is subject to, and does not supersede or modify, any provisions of the Abiqua Heights CC&R's, including Article V, Section 14 "Signs", which provides as follows: which provides as follows: **"No signs shall be erected or displayed on any Lot, Living Unit, or any other portion of the Property without the prior written permission of the Board; provided such permission shall not be required for one sign no larger than 6 inches by 24 inches displaying the name and/or address of the Occupant, or one temporary sign no larger than 18 inches by 24 inches advertising the Lot or Living unit for sale or lease, which shall be removed upon sale or lease of the Lot or Living Unit. During construction the builder may advertise with a sign no greater than 32" by 48."**

This policy is intended to serve as a guideline both for board members and homeowners as to how the board will apply this provision of the CC&R's. This policy is subject to modification or retraction by the board at any time. For purposes of this policy, the terms "Lot" and Living Unit" are defined as in the CC&R's Definitions section.

a. "Open House" Signs. If a Lot and Living Unit are for sale, one "Open House" sign not larger than the size limit for such signs provided in the Silverton City Code is allowed on the subject Lot during the time period of the open house. The owner or realtor need not apply to the board for an "Open House" sign that complies with this subsection, and this policy constitutes the required prior written permission for such sign.

b. Special Event or other Temporary Signs. This policy constitutes prior written permission for the owner of any Lot and Living Unit to display on that Lot for up to three days a sign with a sign surface area up to 3 square feet acknowledging events such as a birthday, welcome home, congratulations, garage or estate sale.

c. Political Signs. This policy constitutes prior written permission for the owner of any Lot and Living Unit to display on that Lot one sign supporting or opposing a candidate or ballot measure included in the official voters' pamphlet for an upcoming city, county, state, or federal election or ballot measure vote, provided the following conditions and limitations are met:

1. Any such sign may not be displayed more than 30 days prior to the election date for the candidate or ballot measure, and must be removed by the end of the day following the election date.

2. Any such sign may not be larger than 18 inches by 24 inches.

3. Any such sign must be placed so the face of the sign is parallel to the street coinciding with the address of the property and is at least 17 feet from the curb edge closest to the house.

d. Home Security Service Signs. This policy constitutes prior written permission for the owner of any Lot and Living Unit to display up to two "home security service" signs supplied by a business providing that service to the property, provided such signs are posted not more than four feet from the Living Unit and have a sign face not larger than one square foot per sign.

e. Other Signs. Prior to displaying any other sign, the owner must submit a written request to the board at any board meeting, along with the requested sign or an accurate copy or photo of the sign, and may only display the sign if the board gives written permission to do so.

Sections a, b, and c above apply only to Lots with completed and occupied Living Units.

No signs may be placed on Abiqua Heights common property without prior express permission from the board.

The Board reserves the right, pursuant to Article V, Section 14 of the Abiqua Heights CCRs to rescind any permission deemed to be granted by virtue of compliance with this resolution and to require removal of any sign.

Nothing contained in this resolution shall be deemed to limit or prevent the right of the Association to seek injunctive or declaratory relief or damages against an owner for a violation of this resolution or the CCRs or to take any other such immediate legal action as the Board of Directors finds necessary to comply with law or the Association governing documents.