

Remington Homeowners Association

Introduction to WA State and King County laws
of particular interest to the HOA.

Signs: Our CCRs, written in early 1989, are very specific about signs:

Article 10, Section 6 states “No sign of any kind shall be displayed to public view on any lot, except upon written approval of the Board...”

Article 10, Section 17 states “All signs and advertising devices for display to public view are prohibited except one sign, not to exceed 18 inches by 24 inches, advertising the Lot (whereon posted) for sale or rent by the owner...or...authorized agent.”

WA State Law 64.38.034, enacted in 2005, over-rides these, to allow homeowners the right to the outdoor display, on their property, of political yard signs before an election.

HOA documents **may** include reasonable rules and regulations regarding the placement and manner of display of political yard signs.

Boards have, over the years, made more lenient interpretations of our signage rules, to allow for the following:

Security System signs.

Contractor signs – for the duration of the project, or one week, whichever is shorter.

Yard sale signs, to be taken down immediately after the sale.

House Numbers:

Our governing documents have nothing to say about house numbers.

King County code 16.08.050 Maintenance requires house numbers to be highly visible from the street. If placement on the house does not provide that visibility, the numbers need to be placed at a position no greater than 20 feet from the street.

See below for the entire content of both laws.

64.38.034

Political yard signs – Governing documents.

(1) The governing documents may not prohibit the outdoor display of political yard signs by an owner or resident on the owner's or resident's property before any primary or general election. The governing documents may include reasonable rules and regulations regarding the placement and manner of display of political yard signs.

(2) This section applies retroactively to any governing documents in effect on July 24, 2005. Any provision in a governing document in effect on July 24, 2005, that is inconsistent with this section is void and unenforceable.

[2005 c 179 § 1.]

16.08.050 Maintenance.

A. The owner, occupant, or renter of any addressed building or other structure shall maintain the address numbers in a conspicuous place over or near the principal entrance or entrances. If said entrance(s) cannot be easily seen from the nearest adjoining street, the address numbers shall be placed in such other conspicuous place on said building or structure as is necessary for visually locating such address numbers from the nearest adjoining street.

B. If the addressed building or structure cannot be easily seen or is greater than 50 feet from the nearest adjoining street, the address numbers shall be placed on a portion of the site that is clearly visible and no greater than 20 feet from the street.

C. The address numbers shall be easily legible figures, not less than three inches high if a residential use or individual multi-family unit, nor less than five inches high if a commercial use. Numbers shall contrast with the color of the structure upon which they are placed, and shall either be illuminated during periods of darkness, or be reflective, so they are easily seen at night. (Ord. 10915 § 5, 1993; Ord. 8766 § 6, 1988).

16.08.060 Council redesignation of streets.

A.1. Notwithstanding K.C.C. 16.08.010 and 16.08.020, the council reserves the option of changing street names or changing numbered streets to named streets.

2. An application to the council for street renaming shall contain the signatures of the majority of persons having ownership in properties addressed on the street to be renamed.

3. The council mail notice of [a]*proposed name change to all property owners whose addresses would be changed at least twenty days before council action. A change of street name shall be accomplished by the adoption of an ordinance.

B. The council shall consider technical input from the department, locational and development characteristics relative to the street, and the impact of the change on existing businesses and residences, as well as on emergency vehicle responsiveness, in determining whether the change should be made. Only entire street lengths or distinct major portions of streets shall be separately renamed by the county. For purposes of this chapter, "distinct major portions" shall mean a separate portion of a street identifiable by either a directional shift of a least forty-five degrees or an interrupted interval of at least one quarter mile.

C.1. An honorary street designation is a secondary name for a street or a portion of a street that does not replace the legal name of the street. The honorary street designation shall be denoted by signage that augments but does not replace signage for the legal street name required for emergency service access. If a street or a portion of a street, except intersecting streets, has been designated with an honorary street name, no other honorary name shall be given to the street or section of a street. The signs shall meet the standard street sign criteria for size and shape with a brown background and white lettering, and shall be placed underneath signs designating the legal street name.

2. The council may make an honorary designation of a street or portion of a street by the adoption of an ordinance. Honorary street name designation shall be limited to individuals, organizations, entities and events of local significance to the county as determined by the county council. The actual costs of manufacturing, designing and installation of signage or any replacement signs due to damage, theft or vandalism shall be paid to the road services division by the applicant requesting the honorary designation before the signage is manufactured and installed.

3. An application to the council for honorary street renaming shall contain a list of all persons having ownership in properties addressed on the street to be given the honorary designation and the signatures of the majority of those persons indicating acquiescence in the honorary street designation. The application shall include a statement recognizing that costs defined in subsection C.2. of this section shall be borne by the applicant and noting that the legal name of the street will not change.

4. The council shall mail notice of a proposed honorary name designation to all property owners on the affected street at least twenty days before council action. (Ord. 17640 § 1, 2013; Ord. 10915 § 6, 1993; Ord. 8766 § 10, 1988).

*Revisers note: Added but not underlined in Ordinance 17640, Section 1. See K.C.C. 1.24.075.

16.08.070 Enforcement. The provisions of this chapter shall be enforced pursuant to Title 23. (Ord. 8766 § 8, 1988).

16.08.080 Severability. Should any section, subsection, paragraph, sentence, clause, or phrase be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions to the chapter. (Ord. 8766 § 9, 1988).