

Remington Homeowners Association (RHOA) Sign Policy

Article 7, Section 2 and Article 10, Section 8 of the RHOA CC&Rs state each homeowner is to maintain their lot in a reasonably prudent manner and prohibits unsightly conditions. Article 10, Section 4 prohibits activity that may be or may become an annoyance or nuisance to other lot owners. The ultimate goal is to reflect a high pride of ownership and protect property values.

The purpose of this policy is to provide guidelines for the display of political signs and other signs wherein the Board must give prior written approval for display according to Article 10, Section 6 of the Protective CC&Rs and the Revised Code of Washington (RCW) 64.38.034. This policy will take effect 30 days after the date the Board approves and signs the policy.

The CC&Rs only allow the display of "Home for Sale" and "Home for Rent" signs under Article 10, Section 17. Further, owners may only display other types of signs with prior written approval from the Board. RCW 64.38.034 prohibits CC&Rs from preventing homeowners from displaying political signs but allows associations to establish rules and guidelines concerning the placement and manner of display of political signs. Therefore, the Board adopts the following Rules and Regulations concerning signs as follows:

1. Owner's or their representative agents may display one "For Sale" or "For Rent" sign on their property so long as it does not obstruct line of sight for any traffic. Signs may not exceed 18 by 24 inches and must be of a professional quality and design.
2. Owners may display political signs on their property before any primary, general, or special election. The term "political sign" means a sign which advocates for one particular candidate, political party, or ballot measure up for vote.
 - a. No more than three political signs shall be permitted on any lot at a time.
 - b. Signs may be either posted in the ground or placed in a window. No sign will be allowed to be hung or affixed to any structure.
 - c. The political signs shall be no larger than 20 by 24 inches. The top of the sign will not exceed three feet if posted in the ground.
 - d. Signs must be of professional quality and design, and not obstruct line of sight for any traffic or block RHOA signage. No political signs shall be placed on street right-of-ways, common areas, mailbox stands, or park equipment.
 - e. Political signs may be displayed for 30 days prior to an election and must be removed within three days following an election.
 - f. If a homeowner chooses to also display political flags, the total limit of political displays can not exceed four items. Flags have the same size limit as signs.
3. Homeowners can request a variance from the Board for yard sale, party, graduation, and other specific social events signs. The variance request must be submitted by email or letter to the Board no less than three weeks in advance of the activity and written permission must be granted prior to installation of signs for the event.

- a. Homeowners will be authorized up to three signs for these events and each shall not be more than three square feet (432 square inches) in size. This allows for irregular shaped signs, banners, and swags.
 - b. Signs can not obstruct line of sight for any traffic or block RHOA signage. No sign may be attached to mailbox stands, trees, or park equipment.
 - c. Social event and yard sale signs can be posted 24 hours in advance and must be removed within 24 hours after the event. Graduation signs may be posted at the beginning of the month in which the graduation occurs and must be removed by the end of said month.
4. No Trespassing and home security signs are allowed under the following conditions:
 - a. A maximum of two No Trespassing signs are permitted and must be affixed to a gate or the fence. These signs can be no larger than 9 by 14 inches.
 - b. A maximum of three home security signs may be displayed and may not exceed 8 by 8 inches. These may be on stakes 3 feet or less in height or in the home's windows.
 - c. A combined total of four No Trespassing/Home security signs are allowed.
5. Homeowners must not allow contractors to display any advertising signs or A-boards.
 6. Homeowners will receive a violation letter for signs displayed outside of the policy guidelines. On-going violations may incur a \$500 fine every 30 days until the owner/resident brings their property into compliance with these guidelines.

Approved on this 14th day of September, 2022, by the Board of Directors.