

June 12, 1995

SIGN POLICY

NOTICE TO BRAUN STATION WEST RESIDENTS

The following BSWCIA policy regarding display of signs has been adopted by the Board of Directors and is effective immediately.

The basic tenets of the BSWCIA covenants and specifically Paragraph 17 regarding sign display are in effect and binding on property owners.

This policy letter elaborates and expands on general guidelines and specific community policy regarding posting and display of signs of all types. This action was requested by homeowners, board members and the BSWCIA Manager, to document association policy and procedures regarding signs within the subdivision.

This policy allows certain temporary signs (examples follow) in Braun Station, provided reasonable considerations are taken in regard to their display. Location of signs should be back "inside" property boundaries and not on easements, so as not to obstruct views or safe passage, either pedestrian or vehicular. Typically, such signs would be located in hedgerows or flower-beds adjoining the home, as opposed to center-yard (with the possible exception of real estate "for sale" signs) for reasons of aesthetics and traffic safety. Duration for sign display would be sign specific, but would be based on "good judgment" and rational considerations. As an example, basketball booster signs would be removed at the end of the school basketball season (or post-season playoffs). Political signs should be removed within ten (10) days after election day, unless the candidate is continuing in a runoff election. There are many possibilities for signs, too many for this policy to mention in an all-inclusive list. Controversial or contested signs will be judged referencing this policy statement and arbitrated by the BSWCIA Board of Directors if brought to the board as a sign-complaint (see below).

Enforcement of this policy will be equal and universal, through the association based on homeowner complaints, to the Board of Directors or the BSWCIA Manager, or through Cellular On Patrol (COP) call-ins. Review of the complaint would initially be by the Manager, using the above guidelines, and violators would be brought to the Board of Directors attention during monthly meetings. A majority board decision would finalize the complaint. Once authenticated as a valid sign violation, the homeowner in violation would receive notice from the BSWCIA as to the sign-ordinance discrepancy, and would have ten (10) days to correct the deficiency or remove the offending sign.

Examples of this new type of "temporary sign" are as follows:

Decorative signs which are seasonal or of a holiday theme, as in Halloween or Christmas displays.

For Sale or For Rent/Lease real estate signs, within covenant dimension requirements. (Floodlight sign illumination, on-sign lighting, banners, balloons and the like, would elevate this to commercial venture status, and therefore not authorized for other than same-day party or open house type events).

Booster signs of a temporary nature, usually for a single sport/specified season, which promote school spirit and recognize student achievement.

Political party signs, limited in number, and promptly discarded post-election.

Security system signs, which identify a home as protected by electronic security systems.

Cosmetics representative, Notary Public, or Knives Sharpened Here, are all examples of commercial venture signs which would continue to be inappropriate to the residential nature of the subdivision; thus expressly prohibited.