

## **West Lochwood Civic Association Sign Policy**

This document is to further define the West Lochwood Civic Association's (WELCA) rules for homeowner display of signs on properties. It is intended to supplement and provide guidance in addition to the Covenants and their Declarations.

The first part of the policy will discuss pre-approved signs so home owners do not need to go through a formal process of requesting permission. Some are public policy signs that serve to meet public concerns such as safety. For example, security signs or temporary construction warning signs. These are signs that the community does not mind having displayed.

**Filing Map** – see [www.welca-hoa.com](http://www.welca-hoa.com) (see covenants and maps link)

### **Pre-approved signs include:**

**Public Policy Signs:** Security signs, alarm system sign, Surveillance Signs, No Solicitations signs, Children at Play, No Trespassing, Private Property, Do not Block Driveway, Beware of Dog, Stay Off the Grass, and Neighborhood Watch signs. These signs can be displayed year round in standard sizes.

**Other signs for all filings:** Welcome Signs, name plates, Thank you Frontline Heroes, Dog Waste – Please Clean-up after your Dogs. These signs can be displayed year round in standard sizes.

**Temporary Signs:** Garage Sale (placed one day prior to, but must be removed one day after the sale ends) Construction warning signs or Construction warning cones, Caution Warning Tape – (during the duration of construction). Graduation Signs, Holiday or Religious Signs (i.e. Merry Christmas).

### **Election / Campaign Sign Rules:**

WELCA will follow the Colorado Common Ownership Act (CCIOA) Statute rules for political campaign signs. See C.R.S. 38-33.3-106.5. Civic Associations like WELCA and other HOA's cannot prohibit the display or placement of election, or political campaign signs on property which is owned by a resident of the Association. Election or Campaign signs are therefore allowed by the State of Colorado in all WELCA Filings (All WELCA Filings: 4, 6, 7, 8, 8A, and 9).

**DEFINITION:** An election or campaign sign is defined as “a sign that carries or displays a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.” Election or Campaign signs are therefore allowed by the State of Colorado in all WELCA Filings (WELCA Filings: 4, 6, 7, 8, 8A, and 9).

**DISPLAY PERIOD:** WELCA will allow display of election/campaign signs up to 45 days before/prior to an election and no more than 7 days after an election.

**NUMBER OF SIGNS ALLOWED:** The West Lochwood Civic Association will limit the number of election/campaign signs to a single (one) sign per political office or ballot issue being contested in an upcoming election.

**SIZE OF SIGNS:** WELCA will allow each sign to be up to a maximum size of 36 inches by 48 inches in size.

**APPLICATION:** This provision or C.R.S. 38-33.3-106.5 of CCIOA provides that Election or Campaign signs are therefore allowed by the State of Colorado in all WELCA Filings (WELCA Filings: 4, 6, 7, 8, 8A, and 9).

**Sign Policy for “Non-Election” type signs:**

**DEFINITION:** as any other type sign that displays a message unrelated to an election or campaign sign as defined above under the Election or campaign sign definition, and other than the list of pre-approved signs.

**Covenant Declaration for Filings 6, 7, 8, 8A:** The original Wood Brothers Covenant D-1 Signs *“No sign of any kind shall be displayed to the public view on any site except one professional sign of not more than one square foot; no sign of not more than five square feet advertising the property for sale or rent, or signs erected by a builder to advertise the property during the period when construction and sale of new dwelling occur.”*

**Interpretation of Covenant D-1 for Filings 6, 7, 8 and 8A,** No signs other than the signs expressly allowed for in the original Wood Brothers Protective Covenant declaration (D-1 Signs), and/or Colorado State law (CCIOA – election /campaign signs as defined on page 1) or public policy signs shall be permitted on the Lots within Filings 6, 7, 8, 8A. Public policy signs are signs that serve to meet a public concern, such as safety. For example a security sign or temporary construction warning signs. The Association will allow this even if there is a sign ban in the covenant since it serves a strong public concern.

**DISPLAY PERIOD:** “For Rent” or “For Sale” Signs: Allowed during the time that the property is held out for rent or for sale. Builder signs: only during new construction of a dwelling.

**NUMBER OF SIGNS:** one

**SIZE OF SIGN:** one square foot – based off original covenant declaration from Wood Brothers Builders, or five square feet for any “For Rent or “For Sale” sign.

**APPLICATION:** Filings 6, 7, 8, 8A – These are the Filings without the Amended, Restate Protective Covenants.

**Covenant for Filings 4 and 9,** with the new Amended, Restated, Protective Covenants - Section 6.19 Restrictions on Signs and Advertising Devices: *Part (a) states: “Except as provided in this Section, no sign, poster, billboard, advertising device or display of any kind shall be erected or maintained anywhere on a lot except such sign or signs may be approved in writing by the Association.” (b) “Signs intended to impact the outcome of an election must be displayed in accordance with the Association’s Rules and Regulations.” (c) “One professionally lettered “For Sale” or “For Rent” sign not to exceed five square feet and one professionally lettered security or alarm system sign not exceeding one square foot may be displayed on a Lot.”*

**Interpretation of Section 6.19 Restriction on Signs and Advertising Devices:** Based on the Covenant, Homeowners are required to seek Board permission to display any type of “non-election” signs unless stated otherwise in this policy, professional lettered, with a size limit of four square feet, No business, personal, or commercial advertisement signs as the covenants contain restrictions against the commercial use of the lot or dwelling. Also – during an election or campaign period, WELCA will allow for an election or campaign sign to be displayed as per Colorado State Law.

**Policy for Filings 4 and Filings 9:**

**DISPLAY PERIOD:** Signs (other than those previously discussed in this policy), upon written request and approval in writing by the WELCA Board can be displayed temporarily for 90 days or during an event, and displayed till one day after that event. For Filing 4 and Filing 9 with the “Amended, Restated Protective Covenants”.

**NUMBER OF SIGNS:** one – in addition to the “For Sale” or “For Rent” Sign and a Security or Alarm Company sign or other single public policy sign as allowed for by the Covenant Declaration. During an election or political campaign, WELCA will allow for an election or campaign sign to be displayed additionally as per Colorado State Law.

**SIZE OF SIGN:** Four Square feet except the one square foot allowed for security alarm signs.

**APPLICATION:** Filings 4 and 9 – These are the Filings with Amended, Restate Protective Covenants that were adopted by a majority of home owners in Filing 4 and Filing 9.

**VIOLATIONS:** Any violation of the non-election sign policy is subjected to possible fines as outlined by the West Lochwood Civic Association’s Covenant Enforcement Policy that is in place for Filings 4 and 9 that have the Amended, Restated, Protective Covenants.