

Lowes Island Condominium Unit Owners Association

Resolution No. 05-01 Sign Guidelines

WHEREAS, Article XI, Section 11.1 (g) of the ByLaws states that “Except for such signs as may be posted by the Declarant for promotional or marketing purposes, no signs of any character shall be erected, posted or displayed upon, in, from or about any Unit or Common Elements without the prior written approval of the Board of Directors.”, and

WHEREAS, the Board of Directors believes signs in general are unattractive and detract from the beauty and value of the property (as recognized by the ByLaws), and

WHEREAS, the Board of Directors believes that for rent or for lease signs, in particular, create a negative impression and effect on the collective value of the property, and

WHEREAS, the Board of Directors also recognizes that certain signs are, in the balance, beneficial in regards to the safety, security, enjoyment, and/or collective value of the property, and timely, express approval is desirable,

NOW, THEREFORE, BE IT RESOLVED THAT the Association, acting through the Board of Directors, hereby wishes to adopt the following Sign Guidelines as follows:

1. The following sign types, if erected, posted or displayed within the stated guidelines, are approved without further application to the Board:
 - a) Unit For Sale: One (1) sign may be placed in or on the Unit, or on the Common Element “yard” immediately in front of the Unit for sale. The sign must meet applicable County regulations with respect to size, content and removal. For sale signs placed elsewhere in the Common Elements will be removed and disposed of without prior notification. No “leader”, “coming soon” or other directional signs are permitted except on the day of a formally advertised open house. Repair of any damage caused to the Common Elements, or other liabilities created by the sign (e.g., post hole damage, tripping injuries, etc.) are the responsibility of the Unit Owner.
 - b) Unit for Rent or Lease: One (1) sign not exceeding 144 square inches (e.g., 12” x 12”) may be placed at the lowest point of the windows on the main entry level that face the same direction as the front door of the Unit for rent or lease. The sign may be placed thirty (30) days prior to the time a unit will be available for rent and must be removed within three (3) days of leasing the Unit. Signs that indicate a Unit is for rent or for lease are not allowed elsewhere on the Unit or on the Common Elements (e.g., not permitted on railings, fences, walls, in the lawn, on street signs, trees, or in mulch beds).
 - c) Beware of Dog: Two (2) “Beware of the Dog” signs, each not exceeding 144 square inches (e.g., 12” x 12”), may be placed in or on the Unit or a Reserved Common Element fence of a Unit. No signs are allowed on the Common Elements (e.g., not permitted in the lawn, on street signs, and trees.)

d) Security: Two (2) security system notification signs, each not exceeding 64 square inches (e.g., 8" x 8"), may be placed in or on the Unit or a Reserved Common Element fence of a Unit. No signs are allowed on the Common Elements (e.g., not permitted in the lawn, on street signs, etc.) except within the mulch bed in front of the unit.

e) Car. One (1) for sale sign may be posted inside the window of a privately owned vehicle that is for sale (and otherwise approved for parking).

f) Yard Sale: One (1) sign not exceeding 288 square inches (e.g., 24" x 12") may be placed in or on the Unit holding the sale. Signs may be placed three (3) days prior to the sale and must be removed within one day (24 hours) after the sale. No signs are generally allowed on the Common Elements (e.g., not permitted in the lawn, on street signs, and trees).

On the formally announced day of Lowes Island or Cascades community-wide yard sales, additional directional signs not exceeding 288 square inches (e.g., 24" x 12") may be placed on the Common Elements on the morning of the yard sale, and shall be removed on the same day at the end of the yard sale. These directional signs shall be self-supporting on a stake or frame and shall not be taped or otherwise affixed to any Common Element property (e.g., mail boxes, sign posts, and trees).

g) Political: One (1) sign per candidate or referendum not exceeding 288 square inches (e.g., 24" x 12") may be placed in or on the Unit, supporting the candidate or referendum, forty-five (45) days prior to the election day and no longer than three(3) days after the election day. No signs are allowed on the Common Elements (e.g., not permitted in the lawn, on street signs, and trees) except within the mulch bed in front of the unit.

h) Missing Person or Pet: Five (5) "Missing Person or Pet" signs, each not exceeding 144 square inches (e.g., 12" x 12") may be placed on a Unit or on the Common Elements for a period not to exceed thirty (30) days.

i) Common Element Signs. **NO** signs are permitted on the Common Elements, including Limited and Reserved Common Elements except for the limited cases specified in the previous sections. Signs placed in or on the Common Elements (except for signs allowed on Reserved Common Element fences) shall be self-supporting on a stake or frame, and shall not be taped or otherwise affixed to any property comprising the Common Elements (e.g., mail boxes, sign posts, and trees). Unapproved signs of any kind placed in the Common Elements (including lawns, on street signs, mail boxes, etc.) will be removed and disposed of without prior notification. Any damage caused by placement or removal of signs shall be the responsibility of the Unit Owner who authorized or placed the signs.

2. The Board of Directors reserves the right to make interpretations, exceptions, or limitations to this Resolution and to accept or reject any sign design, color, size, or placement under the authority of the Governing Documents and Architectural Design Guidelines of the Association.

Adopted by the Board of Directors this 26th day of July, 2005.

LOWES ISLAND CONDOMINIUM
UNIT OWNERS ASSOCIATION

BY: _____

John Hollmann

President