Sudden Valley Community Association

Policy: Display of Political Signs
Policy #: 2010.06
Date: April 26, 2010
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Purpose: To provide guidelines regarding the display of political signs within the community.

Policy: Political Signs may be displayed within the SVCA as follows:

1. Period of Display - Political Signs may be displayed no more than 45 (forty five) calendar days before any primary or general election. Such signs shall be removed within 5 (five) calendar days after any primary or general election.

2. Display of Political Signs – A member or resident may display up to 3 (three) political signs per privately owned yard or lot. Maximum size for any sign would be 2' x 3' (6 square feet) with a total of no more than 18 (eighteen) square feet per lot.

3. Location of Political Signs – Political signs may only be placed on a private lot. Signs may not be placed on Association property, the property of others or within the road right of way. Signs must not be placed in such a manner as to create a vision restriction for persons entering or leaving a driveway of traveling on Association roadways.

4. Removal of Signs – Any signs placed within the Association's road right-of-way or an Association property will be removed and disposed of without notice.

5. Non-Political Signs – Signs that are not specifically focused on a public primary or general election are hereby prohibited and may not be displayed within the boundaries of Sudden Valley.

Authority: The display of political signs is authorized in Sudden Valley by Washington State Law in Revised Code of Washington (RCW 64.38.034) even though the display of such signs is forbidden by the Association's Rules and Restrictive Covenants. The state law supersedes these documents. However the governing state statue does permit the Association to reasonably regulate the placement,

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manner and time frame such signs may be displayed in the community.

The Revised Code of Washington (RCW 64.38.034) limits banning the display of political signs by homeowners associations, but does allow associations to impose reasonable regulation on the display of such signs. RCW 64.38.034 reads as follows:

(1) The governing documents (of an HOA) 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.

Penalties: Any person or organization that posts or permits a sign to be posted or to remain in violation of this policy or the Covenants, Bylaws or Rules and Regulations of the SVCA shall be subject to the following fine schedule:

- A penalty of $25 for the first violation
- A penalty of $50 for the second violation
- A penalty of $100 for **any** subsequent violations **during one year**.

Applicable SVCA References: The Governing Documents provide for the regulation of signs in the following sections:

(1) Restrictive Covenant 7 states "One owner identification sign allowed, 1 (one) square foot in size
(2) ACC Guidelines 15.1 and 15.6, General Signs

These rules are superseded by Washington State Law as described above.

Responsible Position/Department: To be enforced by the General Manager and Association Staff.

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