

Highpointe Homeowners Association  
Board of Trustees

**Rule and Regulation 2007-2**

Dated: November 13, 2007  
Last revised: November 13, 2007

(Notice: This Policy supersedes all previous Association Board actions related to this subject.)

**TITLE: PRESERVATION OF THE ENVIRONMENT: SIGNS**

**PRIMARY RESPONSIBILITY:** Architectural Control Committee

**REFERENCES:**

- a) RCW 64.38.034
- b) Rule and Regulation 2008-1 Fine Schedule/Right to Hearing

**PURPOSE:**

To provide for consistent handling of the posting of signs by owners on their lots or homes, as modified by RCW 64.38.034, in regard to signs in the Highpointe Homeowners Association community. **This policy does not address signs placed by the HOA**

**STANDARDS / PROCEDURE:**

1. SIGN DEFINITIONS:

(a) Real Estate Sign: means a temporary, on-premises sign erected by the owner (or his or her agent) advertising the premises for sale or rent.

(b) Construction Sign: means a temporary, on-premises sign erected by the owner (or his or her material or service provider) identifying the individuals or firms providing premises design, construction, improvement and/or landscaping.

(c) Directional Sign: means a temporary, off-premises sign containing only specific directional information and no advertising. The directional sign may contain the name or logo of the sponsoring agency.

(d) Political Yard Sign: means a temporary, on-premises sign erected by the owner containing a message in support of or opposition to a candidate or ballot measure in a primary or general election (federal, state or local) in which a resident of the City of Covington, Washington may vote.

2. SIGN RESTRICTIONS:

No signs other than Real Estate Signs, Construction Signs, Directional Signs and Political Yard Signs are permitted. Permitted signs must comply with the particular restrictions applicable to them as well as with the general restrictions applicable to all signs.

(a) Real Estate Signs:

- Are limited to one sign per premises (unless the premises border two common roadways, in which event there may be two signs, one facing toward each such common roadway).
- May not exceed 5 square feet in total area (as opposed to copy area) and may not exceed 30 inches in width.
- May include, in addition to "For Sale" or "For Rent," "By Owner" (if applicable) and a phone number for inquiries, information regarding the agent (if any).
- May also include an "information box" (for 8 1/2 by 11 fliers or smaller).
- Are allowed only when the property is actively for sale or rent or its sale is pending.
- Must be removed within 10 days after transfer of ownership (closing) or lease commencement, whichever is applicable.

When an open house is being held, an on-premises "Open House" sign may be displayed while the owner or agent is present, and off-premises "Open House" directional signs complying with c) below may be displayed during daylight hours.

(b) Construction Signs:

- Are limited to three signs (and not more than one sign per material or service provider) at any one time.
- May not exceed 5 square feet per sign in total area (as opposed to copy area).
- Are permitted only during construction, improvement or landscaping.

- If they identify an architect or primary construction contractor, must be removed no later than 30 days after construction is completed or the final county occupancy permit is issued, whichever is earlier.
- If they identify a construction sub-contractor, improvement provider or landscaper, must be removed no later than 10 days after project completion.

(c) Directional Signs:

- May not exceed 1.5 square feet per sign in total area (as opposed to copy area).
- Are limited to use during a real estate open house except at the front entrance. During a real estate offering directional signs are permitted at the front entrance as permitted below.
- A maximum of three signs and only one sign per agency may be placed at the front entrance on the north side of 267<sup>TH</sup> between the sidewalk and the base of the rock wall and similarly on the south side of 267<sup>TH</sup> south of the grass. No signs may be placed in the median.
- Are not otherwise permitted during an extended real estate offering.
- No sign may placed on private property with out the permission of the property owner, except as permitted at the front entrance.

d) Political Yard Signs:

- Are limited to 1 sign pertaining to each office or issue involved in the election (unless the premises border two common roadways, in which event there may be two signs pertaining to each such office or issue, one facing toward each such common roadway).
- Are prohibited in all common areas (Tracks A, B, C, E, F, G, and the median and Association maintained landscape at the front entrance).
- Are permitted only during the 90 days before the election to which they relate.
- May not exceed 12 square feet per sign in total area (as

opposed to copy area).

- Must be removed within 48 hours after the polls have closed.

(e) All Signs:

- May not be illuminated.
- Must be freestanding. The sign must be mounted on a stake or post or be a freestanding sandwich board. No sign may be attached to a tree or other natural surrounding, street light post, traffic sign, or mailbox
- In the interest of safety must be located to avoid interference with line of sight of vehicles so as to not interfere with the ability to see traffic at corners or other situations.
  
- Must be in good repair.

3. ENFORCEMENT:


The Board of Directors will be responsible for enforcement at all times.


If a real estate or other sign exists in violation of this Policy, or if a sign is damaged, the responsible committee will notify the owner, agent or material/service supplier. If the sign has not been removed, replaced or repaired, as applicable, within 2 days after the notice, the HOA may remove the sign. A removed sign will be returned to the owner, if convenient; if not convenient, the sign will be discarded.

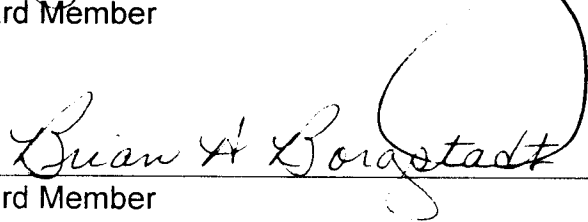
4. PENALTY:

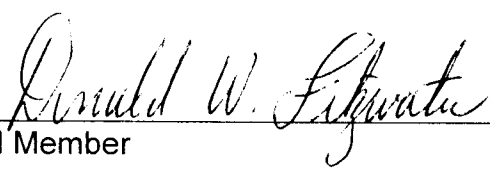
In addition to all available legal remedies for enforcement, violation of this Policy will cause a property owner to be subject to fines/penalty under Rule and Regulation 2008-1 Fine Schedule/Right to Hearing

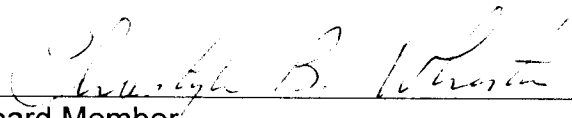
ADOPTED this 27 day of March, 2008.

  
Board Member

  
Board Member

  
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