



## Temporary Signage Policy

### Background

Each Snoqualmie Ridge home is subject to the Snoqualmie Ridge Covenants (“Covenants”). The Covenants serve as a pledge by each owner to do his and her part to keep Snoqualmie Ridge attractive, as the character of its outward appearance significantly contributes to the value of each home.

Thoughtless signage is an eyesore that detracts from Snoqualmie Ridge’s visual appeal. That is why the Covenants prohibit placing any sign outside of any home, except in strict compliance with Article IV of the Covenants and with the Residential Design Guidelines. *See “Detailed Background” attached as Exhibit “A” to this Policy, incorporated by this reference.*

Article IV and the Design Guidelines create sign standards and provide that a proposed sign must be reviewed and approved before it can be placed anywhere within Snoqualmie Ridge. This serves to maintain a sensible balance between avoiding clutter and getting information out.

However, Article IV of the Covenants also allows the Association, by resolution, to exempt a specific type(s) of signage from this approval process, provided that the sign so exempted strictly complies with requirements stated in the resolution creating the exemption.

This Policy creates narrow exemptions for Event Signs and Political Signs.

NOW, THEREFORE, BE IT RESOLVED that the following Temporary Signage Policy is hereby adopted by the Board of Directors:

### Policy

#### Section 1. **Event Sign.**

**A. Definition.** “Event Sign” means a sign that contains information about an upcoming event.

**B. Conditional Right.** An owner may display an Event Sign, subject to the time, place and manner restrictions contained in this Policy.

**C. Time.** Except as otherwise provided in this paragraph, an Event Sign may be posted from three (3) days before the event to twenty-four (24) hours after the event. In response to a written request for a longer posting period than that just described, the Association Director may, in such Director's sole discretion, extend the posting period for an Event Sign(s) for a specific event up to a total posting period (inclusive of both posting and removal) not to exceed fourteen (14) days. It shall be the joint responsibility of the **property owner posting the sign(s) and the owner of the sign(s)** to remove the Event Sign(s) within the removal period established in this Policy.

**D. Manner.** Two types of Event Signs are permitted: (1) A-board; and (2) Other Event Sign.

"A-board" means a usually portable, freestanding sign consisting of two hinged boards with sign copy or graphics on one or both sides, not to exceed the standard size of two feet (2') tall by two feet (2') wide.

"Other Event Sign" means a temporary sign which (i) is capable of being moved easily and is not permanently affixed to the ground, (ii) is intended to be displayed for a limited time period, and (iii) provides information of a noncommercial nature, intended to inform residents of a specific upcoming event. The size for an "Other Event Sign" will not exceed the standard size and shape of a "For Sale" sign, which is two-feet (2') wide and two-and-a-half-feet (2.5') wide, and which is rectangular in shape.

**E. Place.** An Event Sign(s) may be placed only in such area(s) as the Association has designated for such placement. No Event Sign(s) otherwise permitted by this Policy shall (i) be attached to any utility pole, light pole, tree, municipal or other public agency sign post, nor to any building, mailbox cluster, or other structure, nor (ii) placed within any parking strip, street right of way, or any common area that has not been specifically designated for such purpose by the Association.

**F. Registration.** Both the owner of an Event Sign(s) and the Association have an interest in ensuring that the Association has accurate information about who owns an Event Sign(s), and when and where each Event Sign(s) is being placed. A lack of such information impairs the Association's ability to reach the owner of an Event Sign(s). The Association will create a process by which each Event Sign(s) owner can register the placement of an Event Sign(s). "Registered Event Sign," as used below, means an Event Sign(s) that has been registered as provided here. "Unregistered Event Sign," as used below, means an Event Sign(s) that has not been registered as provided here.

**G. Compliance and Enforcement.** Prior written approval from the Association is not required before posting an Event Sign(s) that is otherwise permitted by this Policy, **provided that** the owner of the Event Sign(s) has completed the Event Sign(s) registration process described above. The Association may remove any Event Sign(s) placed in violation of this Policy and may exercise this right without notice to the owner of the Event Sign(s). A Registered Event Sign(s) that has been so removed will be kept by the Association for seventy-two (72) hours after its removal, during which time the Association, in its sole discretion, may attempt to contact the owner of the Registered Event Sign(s), and after which time the Association may dispose of such signs. An Unregistered Event Sign(s) that has been so removed may, in the Association's sole discretion, be disposed of immediately upon its removal. The Association may, in its sole discretion, assess the owner of the Unregistered Event Sign(s) for any fees and costs the Association incurs in removing and disposing of such signs.

**2. Political Sign.**

**A. Definition.** “Political Sign” means a sign that contains a message supporting or opposing a candidate or ballot measure that will be on an upcoming primary or election ballot.

**B. Conditional Right.** An owner or occupant may display up to three (3) Political Signs in the owner’s yard, subject the time, place and manner restrictions contained in this Policy.

**C. Time.** A Political Sign may be posted from six (6) weeks prior to an election until seven (7) days after the election. It shall be the joint responsibility of the property owner and of the sign owner to remove the Political Sign within the removal period established in this Policy

**D. Manner.** A Political Sign shall not exceed the following dimensions: Height of four (4) feet; Width of four (4) feet; Sign Area of sixteen (16) square feet.

**E. Place.** An owner or occupant may place up to three (3) Political Signs in the owner’s yard, provided that it does not obstruct a sight line or otherwise present a safety hazard to pedestrian or vehicular traffic. No Political Sign(s) otherwise permitted by this Policy shall (i) be attached to any utility pole, light pole, tree, municipal or other public agency sign post, nor to any building, mailbox cluster, or structure, nor (ii) placed within parking strips, street right of ways, any Common Area, or any Area of Common Responsibility (i.e. any area maintained by the Association). *Covenants, Section 7.2*

**F. Compliance and Enforcement.** Prior written approval from the Association is not required before posting a Political Sign that is otherwise permitted by this Policy. The Association may remove any Political Sign(s) placed in violation of this Policy. The Association may exercise this right to remove without notice to the sign owner.

**Section 6. Effective Date.**

This Temporary Signage Policy shall take effect on 1/1/19.

Policy #26  
Adopted by the Board of Directors  
February 28, 2018

## EXHIBIT "A"

### DETAILED BACKGROUND

#### A. Initial Use Restrictions.

Each Snoqualmie Ridge home is subject to the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge ("Covenants"). The Covenants serve as a pledge between owners of these homes to do their part in keeping Snoqualmie Ridge as attractive as it was when they first moved here.

In order to preserve the residential character of Snoqualmie Ridge, the Covenants imposed Initial Use Restrictions. The Covenants also created a process by which owners must ask first before taking certain actions that might impact neighbors or the neighborhood.

Specifically, the Covenants require an owner to get Association approval before placing certain items on a home, in a yard, or in a Common Area. The Exhibit "C" Initial Use Restrictions state, in part, as follows:

The following activities are **prohibited** within the Properties **unless** expressly authorized by, and then subject to such **conditions** as may be imposed by, the Board: . . .

. . . (xi) Any construction, erection, **placement**, or modification of any thing [including, without limitation, **signs**], permanently or **temporarily**, on the outside portions of the Unit, . . . except in strict compliance with the provisions of **Article IV of the Declaration** and the **Design Guidelines**.

#### B. Article IV of the Declaration.

Article IV of the Covenants states, in part, as follows:

4.1. General. No structure or **thing** shall be placed, erected, or installed upon any Unit within the Properties, . . . **except** in compliance with this Article and the Residential Design Guidelines. . . .

. . . The Reviewer may, **by resolution**, exempt certain activities from the application and approval requirements of this Article, provided such activities are undertaken in strict compliance with the requirements of such resolution.

#### C. Residential Design Guidelines.

Chapter IV of the Snoqualmie Ridge Residential Design Guidelines establishes guidelines for residential signage. These guidelines were developed to establish and maintain residential signage elements appropriate to a "high quality environment," to allow for a "reasonable level of consistency [and] flexibility to address specific needs," to allow "necessary temporary signage," and to "offer a systematic approach to sign review and approval." *Residential Design Guidelines, Chapter IV Residential Signage and Entry Feature Guidelines, at IV-3.* ("RDGs")

Specifically, with respect to temporary signs, the RDGs provide that “temporary signs should be combined to minimize the number of signs and reduce visual clutter,” and further provide that such signs “should be located outside public rights-of-way.”

**D. Standards for “For Sale” Signs.**

Standards for “For Sale or Lease” signs were established, effective on May 15, 2002, and were intended to “allow for reasonable level of consistency” and yet “provide flexibility to address specific needs” (“For-Sale Signs Standards” or “These Standards”). These Standards restricted a sign’s size and shape, placement, and design. Specifically, they stated, in part, that:

1. Size and Shape: The size for all For Sale, For Rent, and For Lease signs will be 24” wide by 30” tall. Signs for vacant land “Lots” will be 18” wide by 24” tall. The shape of all signs must be rectangular.
  
5. Placement: For Sale, For Rent, and For Lease signs are limited to one sign per property. These signs must be placed in the front yard of the home without extending into the public right-of-way. No signage is permitted on any fence or any other structure throughout Snoqualmie Ridge. All signs must be mounted on a painted 4” by 4” post in PMS 1605/Cedar and the top of the sign and post must have a maximum height of 5’, from grade to crown. Double-sided signs will be considered as one sign.
  
8. Open House A-Boards: Real estate agent A-boards are allowed for the purpose of open houses only. The house must be staffed and all A-boards must be removed by sundown. A-boards left overnight are subject to removal. No A-boards will be permitted on Snoqualmie Parkway. The dimensions for said A-boards are not to exceed the standard size of 2’ tall by 2’ wide. . .

**E. Political Signs.**

Section 3.4(b) of the Covenants provides in part that “[n]o rules shall regulate the content of political signs; however, rules may regulate the time, place, and manner of posting such signs (including design criteria).”

The Homeowners’ Association Act (“Act”), at RCW 64.38.034, likewise provides that “[t]he governing documents 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.”

**F. Compliance.**

Section 7.4 of the Covenants provides that all Owners must comply with the Governing Documents, and that the Board of Directors has authority to ensure compliance through a variety of measures.

The Residential Design Guidelines provide that “[t]he ROA shall have the right to remove non-conforming signs and to charge the non-conforming party for removal.” RDGs, at IV-4.

The Standards for “For Sale” Signs provided a means by which compliance with these standards are to be enforced. Specifically, they stated, in part, that:

11. Compliance: The following actions will be taken should a “For Sale” or “For Lease” sign be found in violation of the aforementioned compliance standards: Notice will be given via telephone and in writing to the listing agent or owner informing him/her of the violation. An appropriate sign placement alternative will be provided. All sign(s) not removed or properly placed within 48 hours will be removed under the direction of the HFC and are subject to disposal, if not retrieved within 7 days from the Home Finding Center. All are encouraged to speak with the Snoqualmie Ridge Sales and Marketing Manager . . . prior to placing any sign(s).

Policy #26  
Adopted by the Board of Directors  
February 28, 2018