

## **Elk Run Phase IV Signage Proposal**

It has been brought to our attention that some residents of Elk Run Phase IV want to post signage in their yards for a number of reasons.

The CC&Rs for our association reads as follows: Paragraph 6.2.7 of the CC&Rs states: "Without the prior written consent of the HOA or designee, a Unit Owner shall not permit any sign of any kind to be displayed to the public view from his unit except for a small sign, conspicuously placed, stating that the unit is for sale."

The HOA board believes that there are certain incidences where it is appropriate to allow homeowners the opportunity to display signage for certain reasons. These occasions could be such occasions as Local, State, or national elections, holidays such as, Fourth of July, Memorial Day, Labor Day, and Presidents Day.

As a result, the HOA is proposing Pre-authorization for these holidays, with certain limitation.

### **The Proposal:**

1. Homeowners are permitted to display signage in their homeowner space for the pre-approved days as listed below.
2. Homeowners are permitted to display signage for a period of time of 60 days prior to the election for state, local and national elections. For annual holidays, signage may be displayed for a 30 day period prior to the holiday. All signage must be taken down no more than seven days after the event.
3. Signage is limited to no more than two signs per unit and cannot be larger than 30" X 40" in size and cannot be hung from the homeowners unit and cannot extend no higher than 18" from the bottom of the sign above the ground or concrete sidewalk.

Signage that is derogatory and offensive, as determined by the HOA board, is not permitted. The HOA, at their sole discretion, has the right to disapprove any such signage.

### **Pre-approved occasions:**

- Local, State, and National elections
- Memorial Day
- Presidents Day
- The fourth of July
- Labor Day