

# **WALTON'S MOUNTAIN HOMEOWNERS ASSOCIATION**

## **SIGN POLICY**

**1. PURPOSE:** The purpose of this document is to state clearly the policy for the use of signs on Walton's Mountain. The sign rules come from Huntsville City Ordinances and the more stringent WMHA Bylaws. Use of signs on WM is limited in the Bylaws in a effort to make WM a more upscale and pleasing residential area.

### **2. GENERAL:**

- a. No sign of any type may be displayed to the public view on any lot or common property except as specifically permitted by the Walton's Mountain Homeowners Association Bylaws. (political signs, lost pet signs and private event signs, are among those not allowed)
- b. No sign of any type shall be erected closer than ten (10) feet (including any sign overhang) from the rear edge of the curb. This condition specifically prohibits the erection of any sign within the public right-of-way, or within any public drainage or utility easement.
- c. No sign shall be attached to any tree, fence or fence post, street light, or utility pole.
- d. No sign of any type shall be erected upon the property of another (including the Association's Common Areas) without first having received the permission of the owner or person in possession of the property.
- e. Any sign erected in the Walton's Mountain Subdivision shall have a professional appearance and must be maintained in a high state of repair.

### **3. PERMITTED SIGNS:**

One (1) sign denoting the house number of a residence may be attached to the residence front and shall not exceed one (1) square foot in area.

- a. One (1) sign denoting security coverage of the premises may be erected within ten (10) feet of the front face of the residence and within twenty-four (24) inches of the ground as long as it does not exceed one (1) square foot in area. Other security signs of no more than one (1) square foot each may be placed around the perimeter and within ten (10) feet of the applicable face of the residence as long as they can not be viewed from an adjacent street.
- b. Construction Site Signage:
  - 1) Builders or Remodelers holding the appropriate Building Permit from the City of Huntsville may erect a sign displaying the

- 2) Temporary signs denoting Builders, Remodelers, Mechanics, and Artisans, not to exceed six (6) square feet in area for each sign, may be erected on lots while their work is actually being performed on the premises. A maximum of three (3) such signs are permitted at any one time and all must be removed when a Certificate of Occupancy is issued by the City of Huntsville.
- c. Temporary Real Estate signs advertising the sale or rental of a lot or lot and residence shall not exceed six (6) square feet in area. Only one (1) sign is permitted per street frontage, i.e., corner lots may have two (2) signs while interior lots may have only one (1) sign. Signs advertising Open Houses shall comply with the general provisions of this policy, and each sign shall not exceed three (3) square feet in area. Open House signs in the Subdivision shall be erected a maximum of three (3) days prior to the event and must be removed immediately upon completion of the event. Note that real estate signs are subject to the 10 ft setback requirement in paragraph 2b.
- d. WMHA may erect discreet signs in the common areas of benefit to the property owners such as, entry way signs, video monitoring, scheduled social events, meeting notices, etc. Lot owners desiring to erect permitted signs in the Common Areas may apply to the ARC in advance stating the location, size, nature (message), and duration of the posting. No sign shall be erected in the Common Areas until written approval (e-mail/letter) has been received from the ARC.

#### **4. COMPLIANCE:**

- a. The Board of Directors (BOD), Walton's Mountain Homeowner's Association will administer and have jurisdiction over all issues related to Compliance/Non-Compliance with this Sign Policy. For infractions of City Ordinances, City enforcement processes may also be used.
- b. Members of the Architectural Review Committee (ARC) will, on a regular basis, monitor sign usage within the Subdivision and report violations of the policy to the BOD.
  - 1) When an infraction is noted by the ARC, the lot owner will be notified via personal contact, telephone, e-mail, or personal letter and a suggested corrective action with an expected compliance timeframe will be provided.
  - 2) If the infraction remains after three (3) days following notification, the ARC will provide the BOD with a full explanation of the event.

- c. Upon notification of a sign infraction by the ARC, the BOD must follow the procedure specified in the Bylaws: