Candlewood Ridge/Carriage Wood Homeowners' Association

Policy: Signs

References:

a) Article VI, Section 1, k. of the homeowners Declaration and Covenants
b) RCW 64.38 .034

Purpose:
To provide for consistent application of the homeowners Declaration and Covenants as modified by RCW 64.38.034, in regard to signs in Candlewood Ridge/Carriage Wood.

Standards/Procedure:

1. Sign Definitions:
   a. Real Estate Sign means a temporary, on-premises sign installed by the owner (or his or her agent) advertising the premise for sale or rent.
   b. Construction Sign means a temporary, on-premises sign installed by the owner (or his or her material or service provider) identifying an individual or firm providing premises construction, improvement and/or landscaping.
   c. Political Yard Sign means a temporary, on-premises sign installed by the owner containing a message in support or opposition to a candidate or ballot measure in a primary or general election (federal, state, or local) in which a resident of King County may vote.
   d. Security Sign means a temporary or permanent, on-premises sign installed by the owner identifying a security system or other protective system operating on the premises.

   None of the following is considered a "sign" for purposes of this policy:
   - A display of the owner's name or the premises address on the owner's home or a mailbox.
   - A "welcome marker" or plaque or the like on, or near the entrance to, the owner's house.
   - A premises locator required by fire regulations or the like
   - "No Solicitors" signs

2. Sign Restrictions:

No signs other than Real Estate Signs, Construction Signs, Security 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
   - May not exceed 18 inches in width and 24 inches in length
   - May include an "information box"
   - Are allowed only when the property is actively for sale or rent or its sale is pending
   - Must be freestanding and mounted on a post. May not be attached to a tree or other natural surrounding
   - Must be removed within 5 days after transfer of ownership (closing) or lease commencement, whichever is applicable.

b. Construction Signs:
   - Are limited to one sign at any one time
   - May not exceed 5 square feet per sign in total area
   - Are permitted only during construction, improvement or landscaping
   - Must be freestanding and mounted on a post or stake. May not be attached to a tree or other natural surrounding
   - Must be removed no later than 5 days after completion of the project.

c. Security Signs:
   - Are limited to one sign per system provider
   - May not exceed 1-1/2 square feet per sign
   - Must be mounted on the owner's home or freestanding and mounted on a post or stake. May not be attached to a tree or other natural surrounding.

d. Political Yard Signs:
   - Are limited to one sign pertaining to each office or issue involved in the election
   - 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
   - Must be freestanding and mounted on a post or stake. May not be attached to a tree or other natural surrounding
   - Must be removed within 5 days after the election (including any court challenge to it is concluded).

e. All Signs:
   - May not be illuminated signs
   - In the interest of safety, must be located to avoid interference with traffic and traffic views.

3. Enforcement: In accordance with the General Fines Schedule/Right to Hearing Rules & Regulations of the Association.

Dated and Adopted this 17th day of June, 2008.

Board of Directors:

Signature	Printed Name George McGill
Signature	Printed Name Sondra Woolett
Signature	Printed Name CURT WHITAKER
Signature	Printed Name Valerie Frazier
Signature	Printed Name JOHN L. UTZ III
Signature	Printed Name Jerry Woolett