

**LAKELAND VILLAGE COMMUNITY CLUB**  
**Resolution No. 14**  
Signage

The original Resolution No. 14, was signed by Kenneth C. Griffith, LLVCC President and Marion J. Moss, LLVCC Secretary/Treasurer and was filed with the Mason County Auditor on 11/12/1998 under File Number 678680.

1. LakeLand Village Divisional Covenants vary regarding restrictions on signs. In addition, a Washington State statute, RCW 64.38.034, specifies that LakeLand Village, as a Washington State homeowners' association, may not prohibit the outdoor display of political yard signs by an owner or resident before any primary or general election, although LakeLand Village may provide for reasonable rules and regulations regarding the placement and manner of display of political yard signs prior to such elections.

2. The language that applies to the various Divisions is as follows:

- a. Divisions 1-3: No specific language regarding signs. Generally, "No noxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood."
- b. Division 4: "No sign of any kind shall be displayed to the public view on any lot, including "For Sale" and "For Rent" signs, without written approval of the Control Committee. In no event shall "For Sale" and "For Rent" signs be displayed to the public view by owners other than declarants so long as the declarants own any portion of the land Included within the plat."
- c. Divisions 5, 6: "No sign in excess of four hundred (400) square inches shall be displayed to the public view on any lot. Only one (1) sign shall be displayed at any time and that sign must conform to the guidelines set forth by the architectural committee. Signs may not be displayed for a period longer than 120 days without written approval from the Board of Trustees."
- d. Division 7: "No signs of any kind for any purposes, except legal public notices, shall be erected, posted, painted, or displayed on any lot or any other portion of the property, provided, however, that any builder may erect and display "For Sale" signs during the period it is building and selling property within the subdivision and that any owner wishing to sell his or her home may place one (1) sign, not larger than four hundred (400) square inches or as approved by the Club, advertising the property for sale or rent. For sale

signs on unimproved lots shall be no more than four hundred (400) square inches. Signs must be located on the lot and attached to a single post no higher than five (5) feet and comply with any current resolution by the Board of Trustees."

- e. Division 8-10: " No signs of any kind for any uses, except public notice by a political division of the state or as required by law, shall be erected, posted, painted, or displayed on any building site or portion of this subdivision whatsoever, provided, however, that any builder may erect and display signs during the period he is building and selling property in said subdivision, and that any owner wishing to sell his or her home may place one (1) sign, not larger than four hundred (400) square inches, advertising the property for rent or sale. Notwithstanding the foregoing, no "For Sale" or "For Rent" sign shall be displayed to the public view by owners other than Developer so long as the Developer owns any lot within the plat."
- f. Divisions 11, 11A: No signs of any kind for any purposes, except public notices by a political division of the state or as required by law, shall be erected, posted, painted, or displayed on any lot or any other portion of the Property, provided, however, that any builder may erect and display "for sale" signs during the period he is building and selling property within the subdivision, and that any owner wishing to sell his or her home may place one (1) sign, not larger than four hundred (400) square inches, or as approved by the Club, advertising the property for sale or rent. All signs must have written approval from the Club before they can be displayed. Notwithstanding the foregoing, no "For Sale" or "For Rent" sign shall be displayed to the public view by owners other than Developer as long as the Developer owns any lot within the plat."
- g. Division 12: "No signs of any kind for any purposes, except public notices by a political division of the state or as required by law, shall be erected, posted, painted, or displayed on any lot or any other portion of the Property, provided, however, that any builder may erect and display "for sale" signs during the period it is building and selling property within the subdivision, and that any owner wishing to sell his or her home may place one (1) sign, not larger than four hundred (400) square inches, or as approved by the Club, advertising the property for sale or rent. For sale signs on unimproved lots shall be no more than four hundred (400) square inches. Signs must be located on the lot with the sign face parallel to the road, and attached to a single post no higher than five (5) feet. All signs must be in compliance with the current Lakeland Village Community Club resolution regarding signage. Notwithstanding the foregoing, no "For Sale" or "For Rent" sign shall be

displayed for the public view by owners other than Developer as long as the Developer owns any lot within the plat."

- h. Divisions 12, phase 2, 14: " No signs of any kind for any purposes, except public notices by a political division of the state or as required by law, shall be erected, posted, painted, or displayed on any lot or any other portion of the Property, provided, however, that any builder may erect and display "for sale" signs during the period it is building and selling property within the subdivision, and that any owner wishing to sell his or her home may place one (1) sign, not larger than four hundred (400) square inches, or as approved by the Club, advertising the property for sale or rent. For sale signs on unimproved lots shall be no more than four hundred (400) square inches. Signs must be located on the lot with the sign face parallel to the road, and attached to a single post no higher than five (5) feet. All signs must be in compliance with the current Lakeland Village Community Club resolution regarding signage."

3. Past Signage Resolutions have attempted to accommodate these differences but have failed to strictly adhere to the individual Divisional Covenants. Covenants cannot be modified or amended by Resolution. Therefore, the Board of Directors adopts this Signage Resolution to provide for strict adherence to restrictive covenants as well as a common administration for issues regarding signs.

4. Regardless of the provisions of a Divisional Covenant for signage, LakeLand Village shall not prohibit the display of political yard signs by an owner or resident within 4 weeks before any primary or general election, and one week after.

5. LakeLand Village does not consider one sign provided by the Association with the owners' name to be a sign for the purposes of this Resolution and the Divisional Covenants.

6. Members are responsible for ensuring that their actions and their lots comply with restrictive covenants regarding signs that apply to the same except as set forth herein. In addition, future Divisions may be created, and made subject to future Divisional Covenants. Such future Divisional Covenants shall also be respected as they may apply.

7. Members who have installed signs consistent with the prior Signage Resolution in effect at the time of the sign placement; properly approved and

placed as approved, where approval was required; which may have been inconsistent with the applicable restrictive covenants regarding signs for a particular lot; will be allowed to remain. Such signs may be repaired, maintained or replaced when reasonably necessary consistent with the applicable Signage Resolution language and, where approved, approval; they may not, however, be replaced with a sign that is in any way materially different, in the sole judgment of the Architectural Committee, where specified as the decision-maker in the applicable covenants; or the Board, where not.

8. Members who have installed signs which were not consistent with prior Signage Resolutions in effect at the time of the sign placement, including regarding approval; and which are in violation of the applicable restrictive covenant regarding signs; have no right to continue to maintain those signs, and will be required to remove them upon notice by the Board.

9. No signs will be permitted on Association property except as specifically authorized by the Board.

10. Where required by the applicable restrictive covenants, signs must be approved by the Architectural Committee. Where no such approval is required within the applicable Divisional Covenants, no approval process will be required, but compliance with restrictive covenant provisions remains mandatory..

11. All signs must be neat in appearance, and no sign may violate the restrictive covenant that specifies, "No noxious or offensive activities shall be carried on upon an lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood."

12. Failure to respect the provisions of the applicable restrictive covenant regarding signs, or the provisions of this Resolution, may subject the member to a fine as specified in the LakeLand Village Community Club fine policies. If the Board determines at any time with respect to the terms or intent of this Resolution, that an emergency exists, or that the Member involved would not likely cooperate with the terms or intent hereof, it may choose to seek an immediate injunction and/or any other available remedy, including damages and otherwise as provided in the Bylaws.

13. Failure to enforce any part of this Resolution at any time does not constitute a waiver of the right to enforce the same part, any other part, or any other matter against the same member, or any other member, at any other time.

12. All LakeLand Village Community Club governing documents apply to all matters addressed herein.

THIS RESOLUTION was adopted by the LakeLand Village Community Club Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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President, Board of Directors

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Secretary, Board of Directors