

West Tapps Maintenance Sign Policy

The area that makes up West Tapps Maintenance e Company (WTMC) is residential in zoning except for some pieces of exception property that are not governed by WTMC rules and regulations. It is WTMC's desire to maintain the integrity of our residential nature. In an effort to attain this goal, with the following exceptions, there will be **no signs allowed within the WTMC geographic boundaries.**

Exceptions:

1. WTMC informational signs for communications with residents.

2. Campaign signs:

A. Political.

Temporary political signs announcing the campaign of a person for public office may be allowed upon any lot. Such signs may be posted thirty days prior to the primary or election date. Said sign shall be limited to eighteen square feet for the total of all faces with no one face exceeding nine square feet. Said sign shall not exceed a height of four and one-half feet from grade to the top of the sign. All such signs shall be removed no later than five days after the election or primary. The candidate whose name appears on the sign shall be responsible for removal.

B. Nonpolitical.

Temporary nonpolitical signs announcing a campaign, drive or event of a civic, philanthropic, educational or religious organization may be allowed upon any lot. Said sign shall not exceed eighteen square feet for the total of all faces with no one face exceeding nine square feet. Sign height shall no exceed four and one –half feet from grade to the top of sign or structure. Such signs shall be removed within five days after the event, drive, campaign, etc.

3. Special Event Signs.

Special permits may be issued by WTMC for a period not to exceed fourteen days per occurrence for banners sandwich boards and temporary signs for special events of a civic, philanthropic, educational, day care recruitment or religious nature. This sign category includes temporary signs placed by tradesmen while working on a specific job site. Permits of this nature shall be limited to not more than fifty six days per calendar year.

“Banners” means a cloth/paper/vinyl type of rectangular shaped sign which is secured in place by a string /twine/rope mechanism.

“Sandwich Board” means a free standing “A” frame type sign that can be placed on the ground.

4. Garage Sale Signs.

Temporary signs advertising garage/yard/patio/estate type sales do not require permission from WTMC. Such signs may be erected one day prior to the beginning of the sale. Signs may not exceed nine square feet in size. All such sings shall be removed within one day after the event.

The person(s) residing at the address of the event shall be responsible for sign removal. If WTMC must remove the signs either from their posted positions or pick them up from the ground around their posted position, there will be a fine levied in accordance with the procedure outlined in Article IX of the WTMC By-Laws.

5. Religious Organization Signs.

At the writing of this policy, (1/25/94) WTMC has two church facilities located within its' boundaries. WTMC recognized the necessity of church type organizations to label their meeting places, therefore Creator Luther Church and Lakeridge Christian Center have specific permission to leave the signage that they currently have in place. However, if either organization desire additional or modified signage, in the future, or needs to erect temporary signage of any sort, they must contact WTMC to request specific permission. Such requests will be consistent with the WTMC sign policy.

6. Real Estate Signs.

"Real estate sign" means a sign to advertise the sale, rental or lease of the premises. It must be located on the lot which is for sale, rent of lease. For properties for sale, rent of lease located on private roads, one directional sign to be located at the intersection of the closest county thoroughfare and said private road will be permitted. Total combined signage for any given property including one allowed directional sign for the previously described properties shall not exceed twenty square feet for the total of all faces with no one face exceeding nine square feet. Sign height shall not exceed four and one-half feet from the grade to the top of the sign. All signage must be located on its' own post. Any signs improperly placed will be removed. Open House signs may be placed in two locations advertising the event but may only be utilized during the hours of the event.

Existing non-conforming signs

All non-conforming signs must be brought into compliance with this policy by June 30, 1994

Abatement of illegal signs

Any sign that violate the WTMC sign policy is deemed a public nuisance. In addition to violating the WTMC sign policy, it is also against Washington State law to post signs on power poles or along the sides of highways. Illegal signs attached to trees, poles, and stakes or placed upon land within WTMC jurisdiction may be immediately removed by WTMC at the owner's expense. Signs that are in violation of this policy which are not removed upon request may necessitate legal action.

Questions concerning the WTMC sign Policy should be directed to the Architectural Control person or to the Board of Trustees

Policy adopted by WTMC Board of Trustees on January 25, 1994, and amended March 7, 1995