ARTICLE V. Section 4.

(Current language):

No sign of any kind shall be displayed to public view on a lot or the common area without the prior written consent of the Association, except customary name and address signs and lawn signs of not more than ten (10) square feet in size advertising a property for sale or rent.

Replace the language with:

No sign of any kind shall be displayed on the Common Area without the prior written consent of the Association.

The following signs may be displayed on privately owned lots without prior approval of the Association, provided they comply with the size limitations set forth below:

1. Holiday decoration signs.
2. Personal celebration or congratulatory signs and banners.
3. Contractor signs while work is actively being performed on the lot.
4. Yard sale signs displayed only during the period of the sale.
5. Party or event signs.
6. Signs advertising the property for sale or rent.

Except as otherwise provided below for political signs, no permitted sign shall exceed ten (10) square feet in area.

Political election signs are permitted subject to the following restrictions:

a. No more than three (3) political signs may be displayed on any lot at one time.

b. Each political sign shall not exceed three (3) square feet in area.

c. Political signs shall be removed within seven (7) days following the election to which they relate.

The Association shall not regulate the content of any political sign, including but not limited to regulations based upon the candidate, political party, viewpoint, or message expressed.

Notwithstanding anything else in this Section, however, no sign of any type placed in a privately owned lot, may contain obscene, unlawful, or threatening content, or otherwise violate applicable federal, state, or local law.

Rationale:

It is the feeling of the Board that the current covenant rule regarding signage is too restrictive and the complete banishment of political campaign signs is not in compliance with Illinois State Law. If we were ever challenged on this issue, we would likely lose in court, at a significant cost to the HOA.