

# Cornwallis Hills Property Owners Association

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## Decorative Sign Policy

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**Policy & Procedure Contact:** Property Manager

**Effective Date:** May 15, 2024

**Approving Body:** The Cornwallis Hills Property Owners Association Board of Directors

**Approval Date:** May 15, 2024

**Review Date:** N/A

**Amended Date:** N/A

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### **Purpose**

The Decorative Sign Policy will establish guidelines for the display and placement of decorative signs throughout the Cornwallis Hills subdivision as required under the Cornwallis Hills Declaration of Covenants, Conditions and Restrictions - April 17, 2008. Article VI, Section 6.

### **Definitions**

CHPOA – Cornwallis Hills Property Owners Association.

CHPOA BOD – Cornwallis Hills Property Owners Association Board of Directors.

CHPOA AC - Cornwallis Hills Property Owners Association Architectural Committee.

Document – Any hard-copy or electronic documentary material.

### **Policy**

In consideration for the need and desire of Property Owners to place decorative signage on their property, the following regulations must be followed:

1. Decorative signage is any display item that is not explicitly referenced in the CHPOA Covenants Article 6, Section 6, Paragraph c on pg. 7. Signage is defined as designed construction using symbols, emblems, or words, especially for identification or as a means of giving directions or warning. Examples of “decorative signage” as defined above can include flags, banners and any item that is erected on the property that is not already protected by law or in Article 6, Section 6 of the Covenants.
2. No signage greater than 2' x 3' (24 in x 36 in) can be displayed in an area on the Property Owner's lot.
3. Signage that is deemed criminally offensive as regulated by local, state, and federal laws will be removed from the property by local law enforcement.
4. No signs are allowed to be posted by individual Property Owners on the Common Area of the Association at any time unless approved in advance by the CHPOA Board or the Property Manager.
5. Signage that does not conform with the generic community vision and standards can be brought as a complaint to the Property Manager and removed if decided by a majority vote of the CHPOA Board.

### **Applicable Legislation/Regulation**

North Carolina General Statutes, Section 47(f) - 3 – 121

Hillsborough Unified Development Ordinance, Section 6.18

Political Signs Memo, Planning Department, Town of Hillsborough.

Declaration of Covenants, Conditions and Restrictions for Cornwallis Hills Subdivision (April, 2008, Article VI, Section 6)

### **Related References, Policies and Procedures**

Cornwallis Hills Architectural Guidelines

### **History**

Approved by the CHPOA Board (May 15, 2024)

Approved by the CHPOA AC (May 9, 2024)

Developed by the CHPOA AC (2024)