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ISSUE #1

Section 6.1 - Sample Provision Excerpt (Public Preview)

Signs a. No signs of any kind shall be displayed to the public view or from any part of the property without the prior written approval of the Board of Directors. The exception being, real estate signs of standard size, 18"x24" advertising a home for sale, lease or rent. Security signs no larger than 5"x5" will be allowed.

MARKUP #1 ->

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. 6.1 (p. 1): Restriction prohibits the display of the U.S. or State of Nevada flag or political signs in violation of NRS 116.320 and NRS 116.325.

Statutory / Legal Reference: NRS 116.320 & NRS 116.325

Statutory Comparison: Under NRS 116.320, the executive board shall not and the governing documents must not prohibit a unit's owner or occupant from engaging in the display of the flag of the United States or of the State of Nevada within the physical portion of the common-interest community that the owner has a right to occupy and use exclusively.

CURRENT WORDING IN DOCUMENT:

Signs a. No signs of any kind shall be displayed to the public view or from any part of the property without the prior written approval of the Board of Directors. The exception being, real estate signs of standard size, 18"x24" advertising a home for sale, lease or rent. Security signs no larger than 5"x5" will be allowed.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to NRS 116.320 and NRS 116.325, nothing in the governing documents shall prohibit a unit's owner or occupant from displaying the flag of the United States or the flag of the State of Nevada, or from exhibiting political signs up to twenty-four (24) inches by thirty-six (36) inches (up to one sign per candidate, party, or ballot question) on property the owner or occupant has a right to occupy and use exclusively.