Secret Places HOA · Declaration of Covenants, Conditions & Restrictions (Declaration / CC&Rs) - Page 1

ISSUE #1

Section B-11) - Sample Provision Excerpt (Public Preview)

Signs. No sign of any kind shall be displayed to the public view on any Lot except, one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent or signs without regard to size used by the Declarant, a builder or licensed real estate broker to advertise the property...

MARKUP #1 ->

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. B-11) (p. 1): Protected Political or Real-Estate Signage Restriction: Clause bans residential yard signs without a statutory political/election or owner "For Sale" sign carve-out under Wis. Stat. § 779.70 & Ch. 181 (2021 Wis. Act 199 HOA Notice Law) & Wis. Admin. Code DFI-CCS / ATCP Ch. 134.

Statutory / Legal Reference: Wis. Stat. § 779.70 & Ch. 181 (2021 Wis. Act 199 HOA Notice Law) & Wis. Admin. Code DFI-CCS / ATCP Ch. 134

Statutory Comparison: Under Wis. Stat. § 779.70 & Ch. 181 (2021 Wis. Act 199 HOA Notice Law) & Wis. Admin. Code DFI-CCS / ATCP Ch. 134, associations in WI may not enforce blanket bans on residential yard signs on an owner's parcel that fail to carve out statutorily protected political election signs or owner "For Sale/For Lease" signs.

CURRENT WORDING IN DOCUMENT:

Signs. No sign of any kind shall be displayed to the public view on any Lot except, one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent or signs without regard to size used by the Declarant, a builder or licensed real estate broker to advertise the property...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section B-11) to carve out statutorily protected political election signs and real-estate signage in accordance with Wis. Stat. § 779.70 & Ch. 181 (2021 Wis. Act 199 HOA Notice Law) & Wis. Admin. Code DFI-CCS / ATCP Ch. 134.