

**RESOLUTION OF  
WILD TREE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS**

**Sign Policy**

**Adopted on May, 2022**

WHEREAS, The Wild Tree Homeowners Association (“Association”) is an Arizona nonprofit corporation and is governed by Declaration of Covenants, Conditions and Restrictions for Wild Tree, recorded at 94-0324562, Official Records of Maricopa County Recorder (“Declaration”); its Articles of Incorporation; and its Bylaws (collectively, the “Governing Documents”); and

WHEREAS, pursuant to Section 2.3 of the Declaration, the Board may adopt reasonable rules and regulations governing the use of any area in Wild Tree; and

WHEREAS, pursuant to A.R.S. § 33-1808, Association Members may display certain types of signs subject to reasonable rules and regulations that may be promulgated by the Association; and

WHEREAS, the Board is adopting this Sign Policy to implement A.R.S. § 33-1808 by promulgating these reasonable rules and regulations regarding the display and placement of signs in the community.

NOW, THEREFORE, the Board of Directors resolves that it is adopting the following Sign Rules and Regulations.

**SIGN RULES AND REGULATIONS**

Notwithstanding any provision in the Governing Documents, the following rules apply to signs and include the type, location, size, number and number of days the signs can be displayed in Wild Tree.

- I. **Political Signs**
  - A. “Political Sign” means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer, and may be placed or displayed on a Lot in accordance with A.R.S. § 33-1808, subject to the following:
    1. No earlier than 71 days before or 15 days after the election.
    2. Signs shall not exceed an aggregate total of 9 square feet, unless otherwise provided by the City of Chandler.

- II. For Sale and For Lease and Open House Signs may be placed or displayed on a Lot in accordance with A.R.S. § 33-1808, subject to the following:
1. One commercially produced “For Sale”, “For Rent” or “For Lease” sign not to exceed 18”x24”, and one sign rider not to exceed 6”x24”, may be placed on a Lot.
  2. One “Open House” sign may be displayed on a Lot or immediately adjacent thereto to the extent it does not block traffic or ingress or egress.
- III. Children Cautionary Signs may be placed and used in accordance with A.R.S. § 33-1808, subject to the following:
1. The signs are removed within one hour of children ceasing to play.
  2. The signs are displayed only when children are actually present within fifty feet of the sign.
  3. The temporary signs are not taller than three feet in height.
  4. The signs are professionally manufactured or produced.
- IV. Association-Specific Political Signs
- A. “Association-Specific Political Sign” means a sign that (i) supports or opposes a candidate for the board of directors or the recall of a board member; or (ii) a ballot measure that requires a vote of the members (i.e., special assessment, amendment to declaration or bylaws, etc.), and may be placed or displayed on a Lot in accordance with A.R.S. § 33-1808, subject to the following:
1. No earlier than the date the Association provides the absentee ballots to the Members and 3 days after the election.
  2. Signs shall not exceed an aggregate total of 9 square feet.
  3. Signs shall not include any profanity, discriminatory text, images of content based on race, religion, sex, familial status or national origin, as prescribed by state and federal fair housing laws.
- B. The Board shall have the discretion to determine whether the content of any Association-Specific Political Sign contains content that violates these Rules.

