

Flag & Sign Policy

Current as of: 5/30/2024

For more information, contact: HOABoard@thespringsathighrock.org

Introduction

The Flag & Sign Policy provides rules for reasonable display of flags and signage while preventing excessive, unsightly, or offensive/divisive items from proliferating. Compliance with this policy is expected from all Springs Property Owners.

As defined for purposes of this policy:

Flag: A flag is typically a piece of fabric with a distinctive design that is used as a symbol, decoration, or for signaling. Flags are often hoisted on poles or attached to a structure and are commonly used to represent countries, organizations, or causes.

Sign: A sign is a visual display that conveys information, instructions, or advertisements. Signs can come in various forms such as, but not limited to, fabric or vinyl banners, boards, placards, or posters and are used to communicate messages to viewers.

Policies

1. Flags

2.1. Permitted Flags: Residents may display the following flags on their property:

- The flag of the United States of America.
- The flag of the State of North Carolina.
- Official flags of the United States military services.
- Decorative Flags (e.g., Garden, Seasonal, Holiday, Sports Team Flags, Schools).
- Political flag deemed political as defined by NC 47F-3-121 and displayed 45 days prior to an election and up to seven (7) days after an election.

2.2. Flag Display Requirements:

- Flags must be displayed in a respectful manner and maintained in good condition.

- One permanent in-ground flagpole is permitted per residence for displaying allowable flags.
- Flags cannot be placed in a way that obstructs traffic visibility.
- Flags that are decorative only can be displayed in the common area if they do not interfere with common area maintenance.

2.3. Flag Restrictions

- No flags may be displayed that are offensive or divisive.
- Flags are considered offensive or divisive if they contain profanity, hate speech, extremist rhetoric, or images/symbols that disparage others' race, religion, gender, etc.
- Flags other than those specified in paragraph 2.1 are subject to approval from the HOA Board.
- Flags meeting the requirements of paragraphs 2.1 and 2.2 and hoisted on a flagpole, must not be larger than 4 feet by 6 feet (approximately 1.2 meters by 1.8 meters).
- Decorative Flags (e.g., Seasonal, Holiday, Sports Team Flags) meeting the requirements of paragraphs 2.1 and 2.2, must not be larger than 12.5 inches by 18 inches (approximately 0.32 meters by 0.46 meters).
- Flags must meet all local, state, and federal government regulations.

3. Signs

3.1. Permitted Signs: The following signs may be displayed on a property:

- One professionally made "For Sale" sign per property that meets the requirements of The Springs at High Rock Neighborhood Appearance Policy.
- Security signs, name/address signs.
- Small decorative yard signs and objects.
- Political sign deemed political as defined by NC 47F-3-121 and displayed 45 days prior to an election and up to seven (7) days after an election.

3.2. Sign Restrictions:

- No oversized, handwritten, or unsightly signs are permitted.
- Only one sign advertising a property for sale is allowed per property.
- Signs cannot be placed on common areas or obstruct traffic visibility.
- All signs must be removed promptly after their purpose has been accomplished.
- No signs may be displayed that are offensive, divisive, or that promote illegal activities.
- Signs may not be larger than 24 inches by 36 inches (approximately 0.61 meters by 0.91 meters).
- Signs cannot be placed in a way that obstructs traffic visibility.

- Signs must meet all local, state and federal government regulations.

4. Enforcement

4.1. If a Springs Property Owner feels that a flag or sign does not meet this policy, they may make a formal complaint to the HOA Board. The Board will review the issue and decide whether the sign and/or flag may remain or must be removed.

4.2. Violations of this policy may result in fines, removal of non-compliant items, or other enforcement actions per the HOA's covenants.

5. Policy Changes

5.1. This Flag & Sign Policy may be amended or updated by the HOA Board as needed.