

**Present: Brandon, John, Clark, Emily & Kristen**

**Meeting started at 5:30 pm via Zoom call**

**Primary issues covered: 100 Willow Stone Way and rental Signs**

### **100 Willow Stone Way**

- There have been multiple conversations with a former board member regarding this house and the placement of a rental sign.
- The property owner and Brandon have spoken and it has been agreed that the for rent sign would stay down until a decision was made by the board on the actions necessary to take

### **Signs within Willow Wood**

- Rental signs - Per the Deed restrictions, there is both a grey area and clear definition on how any signs (advertisement or otherwise) are to be handled within the neighborhood
- The language is extremely clear on the only allowed sign but grey on if other types of signs are allowed
  - The only authorized sign would be a *For Sale* sign, details on size and limitations are specifically called out
  - While political signs are defined on when and the size, they are not specifically allowed per the language
  - While signs placed at the entrances are also defined on when they are allowed, there is not specific language that mentions what type of signs are allowed
- Brandon interprets this to read that no signs are allowed on any property in the neighborhood with the exception of For Sale signs.
  - As a board we need to make a decision to clarify this rule.
  - Rental signs may lead to more rentals in the neighborhood which can ultimately decrease property values, but until this rule is clarified (to be handled by the By-laws and Deed Restrictions sub-committee), enforcing this creates a difficult position for the board
  - Selectively enforcing for just one type of sign while allowing other signs (home security advertisements, home remodeling signs, school or sports related signs, etc.), opens the board to unnecessary issues and conflicts
- Current Deed Restrictions do not prevent rentals, only specify that homes will be for single-family residences
- Previous boards have set a precedent that specified "No For Rent Signs".
  - As covered earlier, the Deed Restrictions are not specific with regard to For Rent Signs
  - While there is backing to enforce the no signs on any property, the question is if the board wants to now request all signs be taken down in order to continue enforcing this restriction
- Motion made by Brandon to make the decision to not enforce Section 9, including subsections A, B, and C due to the nature of the restriction being vague and overreaching if fully enforced
  - **We as a board were in unanimous agreement that we will not enforce Section 9 - subsections a, b, and c as it is too vague.**
  - **The revised Deed Restrictions will address this issue in specific detail.**
  - This decision will be posted as a separate item on the new website.

Meeting Adjourned at 6:03PM