

Melrose Homeowners Association of Pickerington, INC.

Resolution of the board of the Melrose Homeowner's Association

2025-9 (uniform standards for yard signage)

Construction signs

Advertising signs

Political signs

Pursuant to the powers vested in the Board of the Melrose Homeowners Association of Pickerington, INC, the following rules & regulations are hereby enacted this 27 day of August, 2025.

In pursuance of a general plan for the protection, benefit and mutual advantage of all lots described and of all persons who now are or may hereafter become owners of any of lots or parts thereof, Declarants execute and record each and all of the following reservations, restrictions, conditions, easements, covenants, obligations and charges ("Restrictions") which are for the mutual benefit and protection of and shall be enforceable by any of the present or future owners of said lots.

Melrose Deed Restrictions & Covenants on record with the Fairfield County Recorder's Office, Fairfield County, Ohio and further detailed under the following:

Deed Restriction 10

Melrose, Melrose Section 2, Melrose Section 3, Melrose Section 4, Melrose Section 5, Melrose Section 6, Inverness at Melrose

Deed Restriction 17

Melrose Section 7, Melrose Section 8

"No sign of any kind shall be displayed to the public view on any of the aforementioned lots except one professional sign of not more than one square foot may be attached to the front of a residence, and one sign of not more than five square feet advertising the premises for sale or for rent, and except those other signs as may be approved by Grantor intended to be used by a builder to advertise the premises during construction and sales period. Notwithstanding the foregoing, the Grantor reserves the right to establish standards for uniform signage and the total number of signs to be used by each builder and realtor during the construction and sales period as to all of the aforementioned sale."

Be it resolved, uniform standards for yard signage (Construction, Advertising, Political) of the aforementioned sections of Melrose are acceptable. Guidelines for a yard signage have been established to help simplify requests.

• **CONSTRUCTION**

During construction projects a homeowner may display one sign no more than one square foot that may be placed in the front yard (on private property) for work reference. Said sign may be placed in front yard no more than two (2) weeks prior to construction & must be removed no later than two (2) weeks after completion.

• **ADVERTISING**

1. When advertising a home for the purpose of sale there may be one professional sign no more than five square feet placed in the front yard (on private property).
2. Specified signs;
 - a) for the purpose of a charitable event/festival are acceptable. Said sign may be placed in front yard no more than two (2) weeks prior to event date & must be removed no later than five (5) days after event.
 - b) for the purpose of a garage/yard sale are acceptable. Said sign(s) may be placed in the public right-of-way for direction to residence no more than five (5) days prior to event date & must be removed no later than two (2) days after event.
3. Signs for the purpose of financial profit (work for hire, commercial OR private) are not acceptable & will be considered a nuisance.

• **POLITICAL**

All political signs placed in Melrose & Inverness at Melrose are to follow the Codified Ordinance of Pickerington, **Ordinance 1292.02** – *Permitted Signs for Which No Certificate Is Required, Sub-Section (e)* attached to this Resolution known as "Exhibit A". Number of Political signs is limited to three (3) per home & there is to be no repetition of same signage.

Any signs located in the public Right-Of-Way, regardless of theme (unless otherwise noted above), will be discarded.

The purpose is to maintain clean curb appeal along the streets of Melrose & Inverness at Melrose throughout the subdivision. Allowing yard signage without restraint would allow for temporary obstacles that may be considered a “nuisance” to the neighborhood.

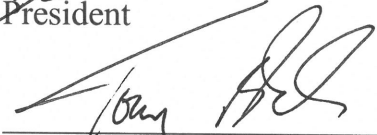
Approved by the Melrose Homeowners Association of Pickerington, INC. board members.



President

8.27.25

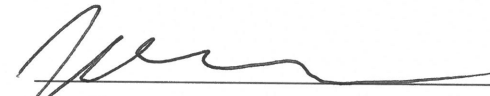
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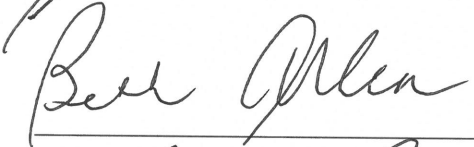


Vice- President

8-27-25

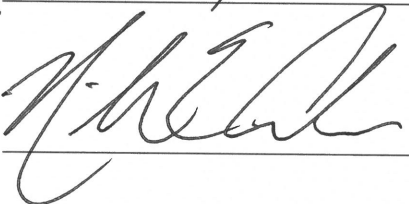
Date





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Date



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CODIFIED ORDINANCES OF

PICKERINGTON, OHIO

Local legislation current through December 5, 2023

State legislation current through February 28, 2024

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JDB
8.27.25

CERTIFICATION

We, Lee A. Gray, Mayor, and Heather Moore, City Clerk, pursuant to Ohio R.C. 731.23 and 731.42, hereby certify that the general and permanent legislation of the City of Pickerington, Ohio, as revised, arranged, compiled, numbered, codified and printed herewith in component codes, is correctly set forth and constitutes the Codified Ordinances of the City of Pickerington, Ohio, complete to December 5, 2023.

/s/ Lee A. Gray

Mayor

/s/ Heather Moore

Municipal Clerk

DIRECTORY OF OFFICIALS

(2024)

COUNCIL

Nick Derksen (President)
Bob McCracken (Vice President)
Tricia R. Sanders
Crystal Hicks
Brian Wisniewski
Jaclyn Rohaly
Kevin Kemper

OFFICIALS

Mayor
City Manager
Law Director
Finance Director
City Clerk

Lee A. Gray
Greg Butcher
Philip K. Hartmann (Frost, Brown, Todd)
Chris Schornack
Heather Moore

ADOPTING ORDINANCE

Ordinance No. 98-109

Passed December 17, 1998

AN ORDINANCE APPROVING, ADOPTING AND ENACTING THE CODIFIED ORDINANCES OF PICKERINGTON, OHIO, 1998; REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; PUBLISHING THE ENACTMENT OF NEW MATTER; AND DECLARING AN EMERGENCY.

WHEREAS, the Council has had the matter of codification and general revision of the legislation of the City before it for some time; and

WHEREAS, it has heretofore entered into a contract with The Justinian Publishing Company to prepare and publish such codification; and

WHEREAS, the codification of the City's legislation, together with the new matter to be adopted, the matters to be amended and those to be repealed, is before the Council; and

WHEREAS, in order to meet publishing deadlines, this matter shall be adopted as an emergency;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PICKERINGTON, FAIRFIELD-FRANKLIN COUNTIES, OHIO, THREE-FOURTHS OF ITS MEMBERS CONCURRING:

SECTION 1: That the ordinances and resolutions of the City of Pickerington, Ohio, of a general and permanent nature, as revised, codified, arranged and consolidated into component codes, titles, chapters and sections, are hereby approved, adopted and enacted as the Codified Ordinances of Pickerington, Ohio, 1998.

One book-form copy of the Codified Ordinances shall be certified as correct by the Mayor and the Municipal Clerk, attached to this ordinance as a part hereof and filed with the permanent records of the City of Pickerington, Ohio.

SECTION 2: That all ordinances and resolutions or parts thereof that are in conflict or inconsistent with any provision of the 1998 Codified Ordinances are hereby repealed as of the effective date of this ordinance, except as follows:

(a) The enactment of the 1998 Codified Ordinances shall not be construed to affect a right or liability accrued or incurred under any legislative provision prior to the effective date of such enactment, nor an action or proceeding for the enforcement of such right or liability. Such enactment shall not be construed to relieve any person from punishment for an act committed in violation of any such legislative provision, nor to affect an indictment or prosecution therefor. For such purposes, any such legislative provision shall continue in full force notwithstanding its repeal for the purpose of revision and codification.

(b) The repeal provided above shall not affect:

- (1) The grant or creation of a franchise, license, right, easement or privilege;
- (2) The purchase, sale, lease or transfer of property;
- (3) The appropriation or expenditure of money or promise or guarantee of payment;
- (4) The assumption of any contract or obligation;
- (5) The issuance and delivery of any bonds, obligations or other instruments of indebtedness;
- (6) The levy or imposition of taxes, assessments or charges;
- (7) The establishment, naming, vacating or grade level of any street or public way;
- (8) The dedication of property or plat approval;
- (9) The annexation or detachment of territory;
- (10) Any legislation enacted subsequent to October 19, 1998.

SECTION 3: That sections and subsections of the 1998 Codified Ordinances without a legislative history or with the words "Adopting Ordinance" at the end thereof are or contain new matter ordained by this Adopting Ordinance.

SECTION 4: That pursuant to Section 2.06 of the City Charter, Ohio R.C. 731.23 and Section 222.01 of the Codified Ordinances, the Municipal Clerk shall cause to be published a notice of the enactment of this ordinance, containing the title of this ordinance, and a summary of the new matter contained in the Codified Ordinances, which summary is attached hereto as Exhibit "A".

SECTION 5: That this ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of Pickerington and for the further reason that it is necessary to have an up-to-date codification of the laws of the City, one which is consistent with State law, where and as required by Article XVIII, Section 3, of the Ohio Constitution, with which to administer the affairs of the City, enforce law and order in the City and avoid practical and legal entanglements. Therefore, this ordinance, including the Codified Ordinances of the City of Pickerington, 1998, shall become effective immediately upon its passage by Council and approval by the Mayor.

APPROVED BY: Lee A. Gray /s/

Lee A. Gray, Mayor

DATE OF APPROVAL: December 17, 1998

EFFECTIVE DATE: December 17, 1998

ATTEST: Lynda Yartin /s/

Lynda Yartin, Municipal Clerk

SPONSOR: Washington

APPROVED AS TO FORM AND LEGALITY OF PURPOSE: Robert E. Mapes /s/

Robert E. Mapes

Law Director

1292.02 PERMITTED SIGNS FOR WHICH NO CERTIFICATE IS REQUIRED.

The following signs shall be permitted in the Municipality subject to the following regulations. No zoning certificate shall be required for any sign constructed or erected in accordance with this section.

- (a) Signs displaying the address and name of the occupant of the premises for a residential structure, not including designations as to employment or home occupations, and limited in size to one square foot and limited to one sign per premises.
- (b) Signs required or authorized for a public purpose by any law, statute or ordinance, including traffic control devices.
- (c) Signs in the nature of cornerstones, commemorative tables and historical signs, limited in size to twelve square feet and not illuminated.
- (d) Signs clearly in the nature of decorations customarily associated with any national, local or religious holiday, limited to sixty days in any one year and to be displayed for not more than sixty consecutive days. Such signs may be illuminated or animated, provided that safety and visibility hazards are not created.
- (e) Political signs or posters concerning candidates for election, to be removed not later than five days after such election. Such signs shall not exceed six square feet in area, shall not be illuminated, shall not create a safety or visibility hazard and shall not be located over a public right-of-way. Ballot issue signs may be permitted within the right-of-way only when specifically permitted by the City Manager or designee. No sign governed by this section shall be placed on any property without prior approval of the landowner.
- (f) Signs that indicate the sale, rental or lease of a particular structure or land area, to be limited in size to six square feet, with one sign allowed per street front. Such signs shall not be located in a public right-of-way, nor shall they be used in lieu of permanent signs.
- (g) Interior signs of a business use, incorporated into a window display, as permitted in Section 1292.03(a)(4), and limited to nine square feet or less. Such signs are limited to one sign per window.
- (h) On site directional signs indicating points of entry or exit for a facility or off-street parking area, provided such signs are limited to a maximum of two square feet in area and three feet in height and do not interfere with safe vehicular or pedestrian traffic circulation and are not located within the clear sign distance triangle.
- (i) Menu boards, provided such signs are oriented solely for the use of patrons utilizing the drive-thru and are directed toward traffic internal to the site.

(Ord. 2014-27. Passed 8-5-14.)