

# MADISON PLACE CONDOMINIUM ASSOCIATION

## RESOLUTION

### REGULATING THE DISPLAY OF SIGNS AND FLAGS

**WHEREAS**, the Board of Trustees of the Madison Place Condominium Association is desirous of establishing a policy regulating the display of signs and flags;

**WHEREAS**, the Board of Trustees of the Madison Place Condominium is empowered to adopt reasonable rules and regulations pursuant to its governing documents;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Madison Place Condominium Association that the following change is made to the Rules and Regulations under the section entitled Decorations, Signs, Other Outside Items at subparagraph 5 and is in place immediately upon the affirmative vote of the Board and notification of the community:

5. No sign of any nature shall be maintained in the interior of any building or dwelling unit which is visible from the exterior of any such building or dwelling unit. One "For Sale" or "For Rent" sign can be displayed only in one interior window, unless your home fronts two streets, then one sign may be displayed on each street side.

A garden type size flag not to exceed 13" x 18" can be displayed in a planting bed adjacent to a unit as long as it adheres to the following criteria:

1. One flag per unit is permitted.
2. Flag can either be seasonal in design or in support of a political candidate or position.
3. Political candidate support signs are permitted to be displayed six months prior to an election and must be removed two weeks after the election.
4. No flag poles are permitted to be installed on the buildings, unless displaying the American flag (see below). Flags can be displayed from a free-standing pole installed in the planting bed. Care must be taken to assure damages to the underground lines or pipes does not occur.
5. Signs for political candidates and/or flags can be displayed in windows. However, only one sign and/or flag can be displayed in one interior window, unless your home fronts two streets, then one sign may be displayed on each street side. Signs for political candidates and/or flags displayed in windows are permitted to be displayed six months prior to an election and must be removed two weeks after the election.

This provision does not preclude the member's rights to display the American flag, yellow ribbons or signs in support of American troops as per *N.J.S.A. 45:22A-48.2*. The Association does allow the flying and display of these items under the following guidelines:

1. Flag poles intending to be attached to the building must first receive approval from the Association. Owner must submit an Application for Change as to the size and type of pole to be installed on the building and how the pole will be installed.

2. Flags cannot exceed 3' x 5' and pole cannot exceed 6' in length.
3. Placement can be restricted to cause limited damage to the siding, deck or railing.
4. No more than one yellow ribbon can be displayed and in a manner that causes no damage to the building.
5. Signs in support of American troops must match criteria for "For Sale" or "For Rent" signs above.
6. Display of American flag must follow proper flag flying etiquette which can be found on-line.

The undersigned, each being a Trustee of the Madison Place Condominium Association, hereby sign and affix his/her signature to this Resolution and Regulation of the Madison Place Condominium Association.

BOARD

DATE


WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
date

\_\_\_\_\_  
Printed Name