

Section 1: [Master Declaration Article IX, Section 9.14 (Political Signs and Flags)] Total Ban on Political Yard Signs and

MARKUP #1 ->

No political signs, election placards, or issue banners of any size may be displayed on any Lot, Unit, or window within Geneva National at any time. No flag other than a single United States flag mounted on an approved porch bracket may be displayed without written approval of the Architectural Review Committee.



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Master Declaration Article IX, Section 9.14 (Political Signs and Flags) (p. 1): Total ban on political signs within condominium sub-associations of Geneva National violates Wis. Stat. § 703.105(1m)

Statutory / Legal Reference: Wis. Stat. § 703.105 (Wisconsin Condominium Ownership Act - Display of United States Flag and Political Signs)

Statutory Comparison: Geneva National comprises numerous condominium sub-associations alongside single-family lots. Under Wis. Stat. § 703.105(1m), no condominium bylaw or rule may prohibit a unit owner from displaying in his or her condominium a sign that supports or opposes a candidate for public office or a referendum question, except for reasonable rules governing only size and location.

CURRENT WORDING IN DOCUMENT:

[Master Declaration Article IX, Section 9.14 (Political Signs and Flags)] Total Ban on Political Yard Signs and Non-Approved Exterior Flags - No political signs, election placards, or issue banners of any size may be displayed on any Lot, Unit, or window within Geneva National at any time. No flag other than a single United States flag mounted on an approved porch bracket may be displayed without written approval of the Architectural Review Committee.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section Master Declaration Article IX, Section 9.14 (Political Signs and Flags) ([Master Declaration Article IX, Section 9.14 (Political Signs and Flags)] Total Ban on Political Yard Signs and Non-Approved Exterior Flags - No political signs, election placards, or issue banners of any size may be displayed on any Lot, Unit, or window within Geneva National at any time. No flag other than a single United States flag mounted on an approved porch bracket may be displayed without written approval of the Architectural Review Committee.) to conform with Wis. Stat. § 703.105 (Wisconsin Condominium Ownership Act - Display of United States Flag and Political Signs) and the manual attorney audit recommendations for Geneva National Community Association, Inc..