



Fairlington Villages,  
A Condominium Association

**Standard Sign Variance**  
(As amended September 4, 2002)

**SECTION 1:**

- (A) **PROHIBITION.** No unit owner or tenant (or employee, agent, or licensee thereof) shall erect or maintain any sign in, from, or about any unit (including in the window of any unit) or any common element or limited common element except for certain realty signs posted in accordance with Section 2.
- (B) **EXCEPTIONS.** This prohibition does not apply to any signs posted or erected by the Association, by the management agent, or by any unit of government. This prohibition does not apply to any sign on a newspaper vending machine, identifying the newspaper contained, but does apply to a vending machine that has third party advertising affixed to it.

**SECTION 2: PERMISSIBLE REAL ESTATE SIGNS**

- (A) **STANDARDS FOR PERMISSIBLE REALTY SIGNS.** The Board of Directors hereby grants a blanket variance to permit a unit owner to post one sign at the unit, or authorize a real estate broker (with whom the property is currently listed) to do so; any sign shall be:
  - 1. Located in a mulch-bedded area in front of the unit, in the half of that area located closest to the front door of the unit or building containing the unit
  - 2. In the case of end units with side windows facing the street, in a mulch-bedded area on the side of the units and in the case of units at the far end of courts between the sidewalk and curb within ten feet of the driveway, in a mulch-bedded area if present.
  - 3. Not to be located to intrude into a lawn.
  - 4. No larger in surface area than 900 square inches, neither dimension greater than 40 inches, no higher to the top of the sign than 46 inches from the ground or 46 inches from the top of the sidewalk adjacent to the unit.
  - 5. Removed within 48 hours after the sale or rental contract is accepted, unless that contract specifically allows the unit to continue to be shown.

- (B) CLARIFICATION. Section 2 (1) shall not be construed to allow: (1) more than one sign advertising a unit for sale or lease; (2) any sign (including directional signs) on any lawn or curb; (3) any sign affixed to any building; (4) any sign not directly in support of selling or leasing a unit (including “sold,” or “leased,” signs); or (5) any commercial sign (other than permitted realty sign), of any character, anywhere in Fairlington.
- (C) REMOVAL AND RETENTION AFTER NOTICE. The Board of Directors declares the posting of a sign, not in compliance with this variance, to be trespass. Accordingly,
1. The management agent shall promptly remove the sign(s) and shall promptly notify the owner of the sign and/or the owner of the unit of the violation in writing (enclosing a copy of this variance) that the sign may be claimed at the Management Office. This notice shall be sent certified and shall advise the owner of the sign that the sign will be discarded if not claimed within 30 days.
  2. After the sign has been held for 30 days it shall be discarded.

**SECTION 3:** For purposes of this policy, decals that do not exceed 4” x 6” in size and that fit into one of the following categories: (1) home security systems; (2) “save my pets”; (3) “save my children” are not considered signs.