

As you are all aware, our Declaration of Covenants, Conditions, Reservations, Easements and Restrictions of Thornbrook Subdivision include a prohibition against the display of any sign that does not relate to the marketing of the sale of the parcel where the sign is located. However, the Missouri legislature passed a law prior to the November 2018 election that nullifies HOA sign prohibitions as they relate to political signs.

This new statute does permit HOA boards to adopt a wide range of rules governing the details of the display of political signs. After careful consideration and review of how other associations in our area are handling the change, the Board of Directors adopted the following policy related to political signs.

Thornbrook Political Signage Rule:

Notwithstanding anything contained in the Thornbrook Home Owners Association Original Declaration of Covenants, Conditions, Reservations, Easements and Restrictions, 10/5/1998, to the contrary as currently written or subsequently amended; and pursuant to Section 442 of the Revised Statutes of Missouri, members of the Thornbrook Home Owners Association (HOA Members) may display political signs subject to the following rules and limitations:

- 1) the political sign shall be ground-mounted and displayed outdoors within the parcel's front setback;
- 2) no political signs shall be placed anywhere on neighborhood common ground;
- 3) the content shall be limited to support of or opposition to a specifically named candidate seeking elected office, or a specifically named ballot measure;
- 4) the political sign shall exclude any attached materials or brochures;
- 5) the political sign shall be limited to 5 total square feet in area (e.g. 2'6" x 2'6") or smaller;
- 6) the number of political signs shall be limited to one per candidate in favor, one per candidate in opposition, one per ballot issue in favor, and one per ballot issue in opposition;
- 7) the political sign shall be displayed no sooner than 14 days before the scheduled election day, and shall be removed by 5:00 p.m. of the day following the election;
- 8) the Homeowners Association (HOA) may remove political signs pursuant to the specific provisions for the removal of political signs permitted under Section 442 of the Revised Statutes of Missouri; and
- 9) HOA Members violating the terms of the rules governing political signs shall reimburse the reasonable costs the HOA incurs in pursuing enforcement of these rules.