

Design Standards as relating to Somerset Homeowners Association Declaration of Covenants
Section 4.1.4 – Exterior Surfaces; Signs.

Date: October 6, 2020

Rev: 0

1. Flags, Structure mounted

- a. The following flags are protected in accordance with Ohio Revised Code §5301.072 and are allowed in Somerset.
 - i. Official American flags. Flags may be flown at any time and should be in compliance with US Code Title 36 Chapter 10. Additional information on flag etiquette may be found at www.aflag.com.
 - ii. Official State flags
 - iii. POW/MIA flags
 - iv. Blue Star and Gold Star Banners
 - v. US Secretary of Defense Approved Service Flags only if the resident has a member of the immediate family currently serving, or has previously served, in the military.
- b. The following flags are currently under consideration for protection under Ohio House Bill 230 and are allowed in Somerset.
 - i. Thin Blue Line Flag in support of Police.
 - ii. Thin Red Line Flag in support of First Responders.
- c. The following flags are not protected but are allowed with certain restrictions.
 - i. College and Professional Sports spirit flags.
 1. May only be displayed on “game day”.
- d. Flags that are allowed in sections (1.a), (1.b) and (1.c) may only be displayed in front or rear yards. Flags are not permitted to be mounted to structure sides except as provided in section (1.e).
- e. A maximum of one (1) flag mounted to the structure is permitted.
- f. Homes on double frontage (corner) lots may display flags on either the front or the street facing side of structures, but not both. Homeowner must choose one.
- g. All other flags are not protected and are not allowed in Somerset.

2. Flags & In-ground Flagpoles

- a. Permanent flag poles are allowed in Somerset with the following restrictions:
 - i. Flagpoles must be professionally designed and installed to withstand wind loads.
 - ii. Flagpoles may only be installed in front or back yards. They may not be installed in side yards except as provided in section (2.a.v).
 - iii. Flagpoles may be no taller than twenty (20) feet.

- iv. Flagpoles must be a minimum setback of twenty-five (25) feet from the right of way. The right of way in Washington Township & Somerset is defined as the intersection of the poured concrete curb and the grass.
- v. A maximum of one (1) flagpole per residence is permitted.
- vi. Homes on double frontage (corner) lots may install a permanent flagpole on either the front or the street facing side of structures, but not both. Homeowner must choose one.
- vii. The only flags allowed to be displayed on permanent flagpoles are those that are protected by Ohio Revised Code §5301.072 and House Bill 230 as listed in Sections (1.a) and (1.b) of this document.
- viii. Flags may be flown at any time and should be in compliance with US Code Title 36 Chapter 10.
- b. Temporary in-yard flagpoles
 - i. Temporary American flags on flagpoles are allowed on flag holidays.
 - 1. Must be placed and removed by a charitable organization to whom the homeowner has made a donation.
 - 2. May be mounted anywhere inside the right of way.

3. Garden and other flags

- a. Small American Flags are permitted in homeowner beds.
 - i. Small flags merit the same respect as large flags. Protect a flag from touching the ground or any surface below the flag. Treat it with respect, as a symbol of the United States. Do not place the flag in a position to be spattered or soiled.
- b. Decorative garden flags in beds are permitted in Somerset.
 - i. Garden flags should be decorative and not used to convey a political or religious message.
 - ii. Garden flags should be no larger than 12 x 18 inches.
 - iii. Garden flags must be a minimum setback of 25 feet from the right of way.
 - iv. A maximum of one (1) garden flag is allowed per residence.
- c. Any other flags are prohibited in Somerset unless an Improvement Application for said flag is submitted and approved by the Board of Trustees.

4. Signs Plaques & Wreaths – attached to structure.

- a. Signs are defined as having letters, numbers or logos and are specifically prohibited in Section 4.1.4 of Somerset's Declaration of Covenants.
 - i. House number signs provided and attached by the developer are excluded from this rule.
- b. Plaques are defined as decorative art without letters, numbers or logos.
 - i. Plaques may be displayed within the boundary that includes a front porch or rear patio wall with an approved Improvement Application.

- ii. Plaques may not be displayed on exposed side and rear patio walls of double frontage (corner) lots where the patio is visible from the street.
- c. Seasonal and Holiday wreaths hung on entry doors are permitted.
 - i. Holiday wreaths must be removed consistent with all other holiday decorations.
 - ii. Wreaths may not contain lettering.

5. Signs – placed in landscaping or on lawn.

- a. Signs addressing social, political, personal, religious or business issues are strictly prohibited.
- b. Signs for contractors performing work for homeowners are prohibited.
- c. Signs for Security System providers may be displayed with the following restrictions.
 - i. The homeowner must provide the Managing Agent annually with proof of an active paid contract with the provider.
 - ii. The sign can be no larger than 8" x 12"
 - iii. The sign must be located within three (3) feet of an entrance.
 - iv. No more than one (1) sign per residence.
- d. Signs for Invisible Pet Fences may be displayed with the following restrictions.
 - i. The homeowner must provide the Managing Agent annually with proof of an active paid contract with the provider.
 - ii. The sign can be no larger than 8" x 12"
 - iii. The sign must be located within three (3) feet of an entrance.
 - iv. No more than one (1) sign per residence.
- e. One real estate sign may be displayed as appropriate in accordance with Washington Township Code.
- f. During voting season candidate/issue signs may be displayed with the following restrictions.
 - i. No more than two (2) signs may be placed in any homeowner's yard.
 - ii. Signs may not be placed on any HOA Common Property.
 - iii. Signs may not be placed in the right of way. This includes the area between the street and sidewalk.
 - iv. Signs must be placed a minimum of ten (10) feet from the right of way.
 - v. Signs should be placed in mulched beds rather than grassy areas to facilitate HOA provided lawncare.
 - vi. Signs may be placed no sooner than 30 days before an election and must be removed within 48 hours after the voting polls close for the applicable event.
- g. Yard Art with a message is considered a sign and is prohibited.
- h. Free standing welcome signs may be displayed with the following restrictions.
 - i. Signs may not be attached to the structure.
 - ii. Signs may not exceed 12" x 36" in size.

- iii. Signs must be within the protected area of the structure front entry.
- i. Certain temporary signs are permitted with the following restrictions.
 - i. Sign content is limited to a School or Organization support, birthday, graduation or new baby for which the resident is a participant.
 - ii. Signs may not exceed 24" x 24" in size.
 - iii. Signs must be a minimum setback of 25 feet from the right of way.
 - iv. Signs are allowed to be displayed a maximum of 10 days.
- j. Permitted signs may not be displayed in side yards of double frontage (corner) lots.
- k. Any other signs or plaques are prohibited in Somerset unless an Improvement Application for said sign or plaque is submitted and approved by the Board of Trustees.