

The Legends at Grove City Condominium Association

Property Control Policy

P-06

Policy on Signs

Drafted: January 17, 2024

Adopted: March 14, 2024

Revised: August 12, 2025

Policy on Signs

Unit Owners shall not place any sign, notice, display or advertisement of any kind on any part of their Unit and/or Common Property that is visible from the street. This includes signs, displays and etc. that support any political party or candidate.

For Sale or For Rent signs are limited to: An 18" x 18" sign on the interior window of a unit. Large "For Sale" and/or "For Rent" signs are prohibited anywhere on Common Property, with the exception one sign in front of the unit For Sale.

Exception to this policy is holiday decorations during each holiday, provided that the decorations are not excessive.

Legal Document References

Public Offering: No Reference

Declaration of Condominium

No signs advertising or other displays shall be maintained or permitted on any part of the Common Property except at such location and in such form as shall be determined by the Executive Board.

No Unit Owner, or Occupant shall (1) build any structure on the Common Elements (including Limited Common Elements) or make any installation which extends beyond the physical limits of Unit Owner's or Occupant's Unit into the Common Element (2) paint or otherwise alter the structure, form or appearance of the exterior portion of any wall, window, door or other portion of the Property which is visible from outside of such Unit; or (3) place any sign, notice, advertisement or the like on any part of the Property which is visible from outside of such Unit.

By-Laws: No Reference

PA Code: No Reference

Rules & Regulations

Unit Owners shall not cause or permit anything to be hung or displayed on or projected from the outside of windows or placed on the outside walls or doors of a Building. By way of example, this means that no sign, awning, canopy, shutter, radio or television antenna, satellite dish, air conditioner, ventilators or fans, shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, unless expressly permitted by the Board.

No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale," "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel 2 purposes, except that "For Sale" signs shall be permitted on the interior surface of the windows of a Unit; said sign not to exceed 18" x 18".

Amendment (August 12, 2025): For Sale or For Rent signs are limited to: An 18"x 18" sign on the interior window of a unit. Large "For Sale" and/or "For Rent" signs are prohibited anywhere on Common Property, with the exception one sign in front of the unit For Sale.

Exception to this policy is holiday decorations during each holiday, provided that the decorations are not excessive.