

-----Original Message-----

From: "catvillasec@gmail.com [VillasAtCattailCreek]"
Date: Jun 4, 2014 10:54:12 AM
Subject: [VillasAtCattailCreek] Political Signs
To: "VillasAtCattailCreek " <VillasAtCattailCreek@yahoo.com>

As you know, Article X(a)(xvii) of the Declaration prohibits any signs except for "For Sale" or "For Rent", from being placed visible from the Unit or on the yard Limited Common Element (LCE). Section 11-111.2 of the Maryland Condominium Act overrides the restriction with respect to political signs in the Units, but not on the LCEs. However, the display of political signs can still be restricted in the Units except for (i) 30 days before the primary election, general election, or vote on the proposition; and (ii) 7 days after the primary election, general election, or vote on the proposition. I have provided the text of the law below. In other words, a Unit Owner can post a candidate sign in their unit window, but not on the Yard LCE as this is a Common Element, for the time period permitted above. For your reference, Section 11-101(c) of the Maryland Condominium Act defines Common Elements as all of the condominium except the units. Common elements include the LCEs and the GCEs. Please let me know if you have any questions.

Md. REAL PROPERTY Code Ann. § 11-111.2 (2014)

§ 11-111.2. Restrictions on candidate signs and propositions

(a) "Candidate sign" defined. -- In this section, "candidate sign" means a sign on behalf of a candidate for public office or a slate of candidates for public office.

(b) Exceptions. -- Except as provided in subsection (c) of this section, a recorded covenant or restriction, a provision in a declaration, or a provision in the bylaws or rules of a condominium may not restrict or prohibit the display of:

(1) A candidate sign; or

(2) A sign that advertises the support or defeat of any question submitted to voters in accordance with the Election Law Article.

(c) Restrictions. -- A recorded covenant or restriction, a provision in a declaration, or a provision in the bylaws or rules of a condominium may restrict the display of a candidate sign or a sign that advertises the support or defeat of any proposition:

(1) In the common elements;

(2) In accordance with provisions of federal, State, and local law; or

(3) If a limitation to the time period during which signs may be displayed is not specified by a law of the jurisdiction in which the condominium is located, to a time period not less than:

(i) 30 days before the primary election, general election, or vote on the proposition; and

(ii) 7 days after the primary election, general election, or vote on the proposition.

Posted by: <catvillasec@gmail.com>

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Renee,

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Jeremy M. Tucker - Attorney

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-----Original Message-----

From: handrparcover@comcast.net [mailto:handrparcover@comcast.net]

Sent: Wednesday, June 04, 2014 8:01 AM

To: Tucker, Jeremy M.

Subject: Election signs

Jeremy what is the rule on displaying candidate signs before and after an election?

Renee