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HOA Restrictions on "For Sale" Signage Are an Assault on Property Rights

Generally speaking, I'm one of the first to defend covenants, because they do serve to protect property values. Examples of useful covenants which most residents would support include: (1) No RV's or boats may be parked long-term where they are visible to neighbors. (2) House colors outside an approved color palette must be approved by an Architectural Review Committee. (3) Yards must be watered and trimmed so as not to detract from the neighborhood.

The fly in the ointment when it comes to covenants is that they are enforced by human beings with personalities. Who hasn't heard the term "Nazi" applied to certain

HOA persons or committees who are super vigilant to the point of being annoying?

I myself have not felt victimized by an over-zealous HOA, but, as a Realtor, I have come up against one enforcement issue which negatively impacts my clients — especially those in condo and townhouse communities. I'm referring to HOA rules against the mounting of "For Sale" signs on the HOA's

common space. I strongly believe that "For Sale" signs are extremely effective in selling properties, especially when combined with brochure boxes. Yet almost all condo and townhouse communities say you may

only put such signs in your windows. I have two listings where that is totally useless because of where the units are situated. (One, for example, is a third-floor condo on the backside of a building which backs to a green belt.)

I just listed a townhouse in Golden and was pleasantly surprised that I was able to get permission for mounting a small sign with brochure box on common space in front of the unit. Then I discovered that a listing two doors away with similar signage belonged to the HOA president!

Just as the state legislature passed a law saying that political signs must be tolerated within reasonable limits, I believe we should demand that the legislature pass a law stating that HOAs must provide "reasonable accommodation" to members for the mounting of "For Sale" signage.

To me, it is simply a matter of honoring each of our property rights.

REAL ESTATE TODAY



By **JIM SMITH**,
Realtor®

Keep on Top of New Golden Listings: Every Friday, Jim Smith sends an email describing that week's new listings in Golden, which he then previews on Saturday morning. Later on Saturday he sends a second email with his notes on those listings. To be added to this free email list, write to Jim@GoldenRealEstate.com.

This Week's Featured Listing:

Price Reduced on This Mountain Ridge Home



Few homes can match the outstanding features of this home in Golden's Village at Mountain Ridge. Located across from the Mt. Galbraith Open Space Park, its full-width wood deck offers a panoramic view of Golden, the Table Mountains, Green Mountain and Lookout Mountain. Inside, it has four bedrooms and three baths upstairs, 20-foot ceilings in the main-floor family room and living room, a main-floor study with great built-in shelving, and a fully finished walk-out basement with fully equipped home theatre. There are four gas fireplaces, including a 2-sided fireplace separating the master bedroom from its 5-piece bathroom. The master suite has his-and-her closets, too. The features go on and on! Visit the website above.

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