

## Campaign Signs

Based on Texas law, the HOA Board will allow campaign signs to be displayed 90 days before an election instead of 30 days as stated in our CCRs.

What is stated in the CCRs Article 2.06:

- 2.06 Signs. All signage within Vineyard Estates shall be subject to the approval and control of, and removal by, the Architectural Committee. Subject to Architectural Committee approval, no sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than five square feet advertising the property for sale, or signs used by a Builder or the Developer to advertise the property during the construction and sales period. Any sign, temporarily or permanently displayed within the subdivision shall be neatly constructed and neatly lettered in a professional style acceptable to the Architectural Committee. Generally speaking, signs that promote the sale of items or goods other than homes or Lots will not be permitted in Vineyard Estates, and the Architectural Committee shall remove and discard any nonconforming sign. Any signs related to a social issue or political campaign may only be displayed within thirty (30) days prior to a scheduled public election pertaining to the candidate or social issue, and three (3) days following such date.

## Political Sign Laws in Texas: Where and When You Can Display Them

Texas law sets specific timeframes for displaying political signs. Political signs can be displayed on private property starting 90 days before an election and must be removed no later than 10 days after the election date. This applies to general, primary, runoff, and special elections.

For example, if a local election is scheduled for May 4, residents can begin displaying signs on February 4. If a candidate advances to a runoff, new signs can be erected 90 days before the runoff date. These time limits also apply to ballot propositions.

Enforcement varies by municipality. Some cities actively monitor compliance, while others rely on complaints. Local governments may have additional regulations, such as requiring removal within a shorter period if a candidate withdraws or an election is canceled.

## Homeowner Association Governance

Texas law protects a property owner's right to display political signs, but homeowners associations (HOAs) can impose reasonable restrictions. Under Texas Property Code 202.009,

HOAs cannot completely prohibit political signs but can regulate size, location, and manner of display.

For example, an HOA may restrict signs to designated areas, limit the number per property, or prohibit attachments to fences or common areas. However, they cannot ban political signs outright. HOAs may also regulate content under specific circumstances, such as restricting offensive language or materials that violate trademark laws.

HOAs can require sign removal within a certain timeframe after an election, even if state law allows a longer display period. Homeowners who believe their HOA is unfairly restricting their rights can challenge these rules through the Texas Real Estate Commission (TREC) or take legal action in civil court.

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HOA Board

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