

## Signage Guidelines September 2005

Under the authority of Article VI of the recorded Deed Restrictions the following sign review specifications & guidelines are now adopted by the Association.

Sign review specifications include, but are not limited to: size, design, material, color, installation method and location. **NOTE: Sign location shall be limited to within 12 inches of the interior edge of the mowed or mulched road right of way area and must not obstruct a driver's view of the roadway or intersection.**

### **For Sale Signs, All Yard Signs, Builder, Contractor & Sub Contractor Signs and Any Other Like Signs Regardless of Property Zoning**

- Individual signs shall be limited to a main body size of either 12x18 inches or 24x18 inches.
- 12x18 inch signs may have 2 riders limited to 3 inches in height, not to extend past the sign body.
- 24x18 inch signs shall not have any riders.
- Maximum height of these signs, including any rider, can not exceed 42 inches from the ground.
- All signs shall be removed within 7 days of certificate of occupancy or property sale.
- Approval by the Association will be on a non-precedent setting case by case basis.
- Signs meeting these requirements may be placed on a Lot without written Association approval.

### **Signs For Model Homes or Major Construction Projects**

#### **(1) Model Home Signs (Limited to Single Family Zoned Property)**

- Sign specifications must be submitted to the Association for approval.
- Limit of 1 sign per lot where construction is for a Model Home.
- Sign may be double sided, but not of a "V" design.
- Illuminated signs are not allowed.
- Maximum size: 3 feet high x 4 feet wide for the sign body dimensions.
- Top of the sign, including sign posts, is limited to 48 inches from the ground.
- Room must be left under the sign body for grass cutting or landscape maintenance.
- Written Approval by the Association will be on a non-precedent setting case by case basis.

#### **(2) Project Announcement Signs (Limited to Multi Family or Commercially Zoned Property)**

- Sign specifications must be submitted to the Association for approval.
- Limit of 1 sign per lot where construction is for a multi family or commercial project.
- Sign may be double sided, but not of a "V" design.
- Illuminated signs are not allowed.
- Maximum size: 3 feet high x 4 feet wide for the sign body dimensions.
- Top of the sign, including sign posts, is limited to 48 inches from the ground.
- Room must be left under the sign body for grass cutting or landscape maintenance.
- Written Approval by the Association will be on a non-precedent setting case by case basis.

### **Improved Commercial or Multi Family Zoned Property Signage**

- Sign specifications must be submitted to the Association for approval.
- Written Approval by the Association will be on a non-precedent setting case by case basis.

### **Association Authority and Disclaimer**

The Association's Sign Review Specifications & Guidelines may, without notice, be subject to change from time to time and are not solely limited to the items referenced in these Guidelines.

Any case by case approval by the Association will be for a single use only and will not be considered as setting a precedent.

The Association, The Association's Board of Directors, employees, vendors and agents are not responsible for damage or theft to any sign placed within the subdivision boundaries.

The Property owner or owner's agent shall be responsible for maintenance and up keep of approved signs. Derelict, abandoned, illegible or otherwise non-maintained signs are not permitted.

Any non approved, non-maintained or improperly located sign may be removed by the Association upon 5 days written, faxed, emailed or documented verbal notice to the property owner, owner's agent or builder/contractor. Entry on the property by the Association or the Association's authorized agent for the removal of a non-approved sign shall not be deemed a trespass. Any such removed sign will be stored at the Association office for a period of 30 days. The Association shall not be responsible for damage to any such removed sign.

### **Implementation of these Guidelines**

Any existing signs that do not meet these Guidelines will be allowed to remain for 30 days from the adoption date after which period they must be removed.

Builder/Contractors are responsible for notifying their Sub Contractors of these Guidelines.

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