

High Vista Homeowners Association

Policy

NO. 0201 - Revised

Subject:
SIGNAGE POLICY

Background:

POSTING OF SIGNS ON PROPERTY IN HIGH VISTA

RATIONALE FOR SIGNAGE POLICY

In order to maintain the beauty of the community while allowing homeowners and lot owners an opportunity to advertise their property-- the High Vista Homeowner's Association (HVHOA) has instituted a detailed Signage Policy. This policy allows for additional signage during construction and it also sets standards for directional signage used for "open-houses." The intent of the HOA Board is to monitor signage more closely and limit signage to properties that are actively being marketed. The end result will provide a consistent policy that enhances the value of property for all High Vista homeowners and lot owners.

POLICY

This policy details the proper display of temporary signs for the purpose of advertising property "For Sale" and signage used during construction, located in High Vista Community. It does not supersede Covenant #7 (Restated Protective Covenants, effective October 26, 2001) which states, "Property identification and like signs exceeding a combined total of more than 3 square feet may not be erected without the permission of the Committee." On November 20, 1997, the HOA Board **increased** the Real Estate sign size requirement to 4 square feet.

No temporary sign displayed in conjunction with the sale of property or authorized and permitted construction will exceed 4 square feet (e.g. 24" X 24" or 18"x32"). Only one (1) "For Sale" sign is permitted at any time.

Signs are to be "professional" in appearance.

Signs should be placed at the front of the property or house, and no closer than 10 feet from the nearest edge of the road. The top of the sign will be no higher than 3 feet above ground level.

Signs are to be supported by metal/wood frames only. No A-frames or wood/plastic posts will be used. No signs will be attached to trees or to road-signs. Additionally, no sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any

owner or occupant on any part of the outside or inside (if visible from the outside) of any structure.

During the period of permit-authorized construction, up to 3 commercial signs (total area not exceeding 9 square feet) are allowed. After completion of construction, all commercial signs must be removed.

"For Sale" signs will be placed only by property owner or by Realtor agent, in conjunction with a current offer to sell that property. The combined area of all "for sale" signs cannot exceed 4 square feet. All "realty" signs must be removed once the property is sold.

The HOA has provided a print-out of the Sign Policy that can be picked up at the guard house or on the HOA website (www.hvhoa.net) before placing the sign.

Signs that are out of compliance with the Signage Policy will be removed.

SPECIAL CONDITIONS -- "OPEN HOUSE"

Realtor may call the guardhouse at 891-8418 to have an "Open House." Up to 6 off-property directional signs are allowed. Directional signs for "**Open House**" are not to exceed **1 square foot** per sign.

Signs must conform to the Signage Policy.

Permission must be secured from the owner of any property upon which the sign is placed. Permission must be secured from HVHOA for any sign placement on a designated "common area." Likewise, permission must be secured from the Country Club prior to placement of a sign on Country Club property. Please note that Country Club Road from the South entrance to the "T" is Country Club property.

Signs must be removed at the end of "Open House". Any "Open House" signs posted for more than 3 days will be removed.

MAINTENANCE

Signs will be inspected periodically. Those signs that are out of compliance will be removed.

The HOA reserves the right to review and approve any other type of sign not covered by this policy that may be placed on any HOA open space or along any HOA-maintained right-of-way.

Therefore, it shall be the POLICY that the High Vista Homeowners Association Board of Directors shall follow the above referenced signage policy.

Passed by the HVHOA Board on _____..

HIGH VISTA HOMEOWNERS ASSOCIATION, INC.

BY: _____
PRESIDENT

DATE: _____

BY: _____
SECRETARY

DATE: _____

Revised—August 1, 2011