



SIGN POLICY

No signs, including logos or other advertising devices, shall be erected, posted displayed or permitted upon or about any part of any property without the written permission of the Board or the AC, both of which have uncontrolled discretion to prohibit or restrict and to control the size, construction, material, colors and location of all signs, and may summarily remove and destroy all unauthorized signs.

HOMES UNDER CONSTRUCTION OR REMODEL

1. No contractor or subcontractor signs are permitted on the property or in any window, wall, or door of the home.

REAL ESTATE SIGNAGE – TEMPORARY

1. No individual property real estate sign shall be larger than 18” high or 20” wide or any other configuration totally more than 360 sq inches OR sit more than 36 inches above ground level on a post or a post with an arm.
2. One (1) sign of the size indicated above is allowed at the front of the property, but must be set back with a minimum of 15 feet from the street curb. A second sign, of the same size, may be placed facing the golf course, but no further than 15 feet from the house foundation.
3. No signage of any kind is permitted to be displayed from the inside of the home or on the house siding. No signage of any kind is permitted to be attached to the top of the post arm or to the top/bottom of the main sign (“Open House” or “Inquire Within” may be placed at the bottom of the main sign as appropriate). The phrase “Sale Pending” or “Sold” may be attached to the face of the main sign.
4. Temporary signs may be made of durable material but, in no instance, shall any signs be self-illuminated, luminescent, fluorescent, or have any characteristic which will allow them to glow or shine.

5. All signs must be displayed only on the property that is for sale, exchange or rent, or on real property owned by another with that person's written consent. No sign can be placed on public or county property or right-of-way within the Quail Lodge Golf Subdivision (County Ord 14:30 and 21:60).
6. Permitted signs shall be removed upon agreement of sale, lease, or exchange.

INFORMATION TO BE INCLUDED ON ONE OR BOTH SIDES OF THE MAIN SIGN ARE LIMITED TO:

1. The property is for sale, lease, or exchange by the owner or their agent
2. The owner's or agent's name, company name, and address
3. The owner's or agent's telephone number, website, email address

OPEN HOUSE DIRECTIONAL SIGNS AND ARROWS;

1. The initial sign that will be placed to guide potential buyers to a given property offered for sale should be located at the intersection of Valley Greens Drive and the respective secondary road/cul-de-sac access to the property. Only one sign on a post, citing "Open House" with an arrow not to exceed 12 inches high by 18 inches wide, shall be allowed, regardless of the number of properties that may be open at that particular time on that street. The individual owner's or agents must cooperate to ensure only one sign is placed at the intersection during open house periods.
2. The use of directional arrows is prohibited except at two locations where one arrow may be placed to indicate different directions during open house periods. These locations are left or right at the circular entrance to Valley Greens Drive, at the entrance to the Condominium complex and at the intersection of Fairway Place, River Place, and Lake Place, and Valley Knoll road.
3. Open House signs and the directional arrows cited shall be allowed on weekends, holidays and during realtor caravans. These signs are allowed beginning at 9:30am and must be removed before dark. Cited violation of this policy may lead to confiscation of misplaced signs and shall be the full responsibility of the owner or agent placing the sign.

NO EXCEPTION TO THE ABOVE STATED SIGNAGE POLICY IS PERMITTED. ANY SIGNS IN VIOLATION OF THIS POLICY WILL BE IMMEDIATELY REMOVED AS DIRECTED BY THE HOA BOARD OF DIRECTORS.

Adopted by unanimous vote on June, 2020