

## **ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC.**

### **Signage Guidelines**

**January 2016**

Under the authority of Article 9, Section 13 of the recorded Deed Restrictions the following sign review specifications & guidelines are now adopted by the Rotonda Meadows/Villas Conservation Association, Inc. (The Association).

Sign review specifications include, but are not limited to: size, design, material, color, installation method and location. **NOTE: The location of all Signs 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 24 x 18 inches.
- Signs may have 1 rider limited to 3 inches in height, not to extend past the sign body.
- 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 Project Announcements**

- Sign specifications must be submitted to the Association for approval.
- Model Home signs are limited to actively utilized Model Homes.
- The Builder/Contractor must first apply to the Association for model home use approval.
- Limit of 1 sign per lot (model homes) or construction project (project announcement).
- Maximum size: 3 feet high x 4 feet wide for the sign main 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.
- Sign may be double sided, but not of a "V" design.
- Illuminated signs are not allowed.
- No Monument type signs will be allowed.
- In addition, one (1) 18 x 24 inch parking directional sign per Model Home is allowed on the lot.
- In addition, one (1) 18 x 24 inch for sale sign per Model Home is allowed on the lot.
- In addition, two (2) off property directional signs will be allowed up to 18 x 24 inches.
- Written Approval by the Association will be on a non-precedent setting case by case basis.
- Project Announcement signs can be displayed once application is made for a building permit.
- Project Announcement signs must be removed when the building permit is COed, expired or cancelled.

#### **Builder/Contractor Temporary Display Flags for Actively Utilized Model Homes**

- No more than two (2) temporary display flags, including American Flags, may be displayed at a time.
- Display flags, including the flagpole, cannot extend out more than eight (8) feet from ground level.
- Flags can only be displayed if the Model Home is open with on-site sales personnel present.
- Flags must be stored indoors when the Model Home is closed or at night.
- Flags must be displayed in front of the Model Home.
- Flags cannot be displayed on adjacent lots or on parking lots for the Model Home.
- The placement of any type of banner outside of the Model Home is prohibited.

- The placement of any type of balloon or inflatable device outside of the Model Home is prohibited.
- The placement of any other type of display device outside of the model home is prohibited.
- Worn and/or faded flags must be removed.

### **Political Signage**

- Signs may not be posted on property more than 4 weeks prior to the election.
- Signs must be removed within 1 week after the election.
- Only one sign per candidate per property is permitted.
- The size of the signs must not exceed 18 x 24 inches.

### **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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