

SIGNS

[replaces or incorporates all prior approved Rules relating to "Signs"]

As referred to herein, "**SIGNS**" shall include placards, posters, flyers, photos, banners, flags, and pennants, without regard to how they are attached or displayed. When otherwise allowed, no "sign" shall be displayed which is obscene, inciteful, or defamatory, derogatory, or disparaging to any person, group, cause, principle, ideal or belief. Such restrictions include both text and graphics.

- I. **COMMON AREA** – No signs are allowed to be placed upon or in the ground, or attached to any wall, post, tree, shrub, appliance or other feature within the Association Common Area, except as specifically exempted below. Any sign displayed in violation shall be subject to immediate removal for disposal.

"Open House" Sign Policy

An **Open House** sign is a temporary sign informing the public that property is available for examination by prospective buyers and that the owner of the property or the owner's agent is on the premises during the time the property is available for viewing

Residents (or their representatives) wishing to advertise an "Open House" for the purpose of selling their property, must use signs that comply with the following guidelines on size, type, location, and quantity.

Open House Sign guidelines:

1. A "Sign" is one or more pieces affixed to a single stake or post extending no more four (4) feet above the ground.
2. In addition to the words "Open House" and a directional arrow, the signs may bear the name of the realtor, address of property and hours open. Total combined area of all signs on one post at one location is not to exceed four (4) square feet.
3. Affixing balloons or other enhancements is not permitted.

Signs may only be displayed on designated open house days (Thursday, Saturday and Sunday).

The sign(s) should be placed no earlier than 8:00 a.m., and removed no later than sunset on the day of the Open House.

"Open House" signs may only be installed on a selling owner's property or in the Common Areas highlighted on the below map. Only five (5) signs total may be used for any single property. Signs may be placed on Common Areas only for actual properties offered for sale within Laguna Audubon II.

Signs not complying with this policy may be removed from the Association Common Area.

The owner of the property for sale is solely responsible for this and all other applicable policies and guidelines.

“Garage Sale” Sign Policy

1. Signs may be placed on the homeowner’s property.
2. Sales may be held only on Saturdays and Sundays during daylight hours.
3. Items may be displayed or sold only on the homeowner’s property.
4. Directional signs, not to exceed four (4) in number, may be placed on streets leading to the sale.
5. The signs may be placed the day of the sale and are to be removed immediately after its end. Signs shall include the street address and hours of the sale.

- II. RESIDENTIAL PROPERTIES** – “Signs” on homeowners’ properties in areas which are visible from public or accessible Common Area shall conform to the following guidelines. Such areas include lawns, flower beds, walls, fences, garage doors, trees, and windows. Categories of signs include:

Commercial – Signs promoting or advertising for a business or service are not permitted.

Political – Signs, promoting a candidate for office or expressing an opinion relating to a ballot measure, are permitted under the following guidelines:

1. A maximum of three (3) signs; no more than one (1) per each candidate or ballot measure.
2. Maximum size of any sign shall be 24” x 36”.
3. May be displayed for up to sixty (60) days before and three (3) days following a primary, general or special election.

Other signs, espousing political or social causes, either pro or con, are not permitted.

Celebratory – Events such as birth, marriage, birthday, anniversary, graduation, holiday, religious observance, and a major annual sports event, are permitted to be recognized by a sign, banner, or dimensional display, which is allowed to remain in place for two weeks total (including before and after) in relation to the event. Exception to the foregoing applies for the period between Thanksgiving weekend and the first week of the year when yard and house decorations may remain on display in relation to Christmas, Hanukkah, or other holiday events occurring during that time.

Warning – Signs related to landscaping and Hardscaping work (seeding, application of fertilizers or pesticides, wet concrete, or hazards relating to works in progress) may be temporarily posted during the related period. Small (no larger than 6” x 12”), discrete (background color of black, brown, green or matching fence or gate, with contrasting lettering, (not in red, yellow or orange) stating a warning to the presence of a dog”. It is to be posted on a rear/side yard access gate. A single staked sign no larger than 9” x 12” relating to the presence of an alarm system or video monitoring may be staked in a front yard flower bed. Similar warning stickers, no larger than 6” x 6” may be placed in the corners of windows. No other warning signs, including but not limited to: “No Trespassing” and “No Dogs”, either printed or graphic, are permitted.

“For Sale” – Signs announcing that a property is for Sale, Lease or Rent may be posted on that property subject to the following guidelines:

1. Sign to posted on a single wood or metal post and may not include more than two “riders”
2. No sign may be attached to the exterior wall of a house, townhouse, condominium building or common area fence.
3. Only one sign per lot is permitted. It shall be set-back at least three (3) feet from the back of the side walk and any lot line. No sign is permitted on Association property.
4. A real estate agency may use only its company sign with a logo and phone number. Signs may not be lighted or otherwise illuminated. Balloons or other embellishments are not permitted.
5. Size Limits:
 - a) Overall height – Six (6) feet
 - b) Primary sign – Four (4) square feet
 - c) Rider – One (1) square foot
6. Signs must be removed within seven (7) days after close of escrow, lease or rent.

Flags – Free-standing flag poles are not permitted in the front yard. One (1) * decorative flag may be displayed on the front of the house or garage within the following parameters:

1. Maximum size of 3’ x 5’.
2. Displayed on a pole, not to exceed six (6) feet in length that is attached with a discrete bracket to the front of the house or garage (see below for acceptable examples)
3. One flag per pole; pole is to be removed when not flag is not attached.
4. The top of the flag shall not extend above the top of the first floor roof line.
5. Flag is to be clean, in good repair, and not excessively faded.
6. “Decorative Flag” refers to flags which portray such things as images of nature; celebration of seasons, holidays or special occasions; and collegiate or professional sports teams. All restrictions, stated above, relating to the content of “signs” shall apply to flags.

* Exception for flag of the United States of America. Two flags may be displayed per the foregoing guidelines if one of those is the flag of the USA. That flag can be displayed in the same manner as the decorative flag, or it may be hung or affixed to the garage door or eaves above the door. Additionally, on a recognized National Holiday or holiday weekend, small US flags or decorative bunting may be displayed in conjunction the flag. Adherence to the US Flag Code is encouraged.

