

## **APPENDIX H: Sign Policy**

The Declaration for Eagle Ranch, Section 8.10 Restrictions on Signs provides Design Review Board authority regarding signs. Except as specifically provided herein, no signs or advertising devices of any nature shall be erected or maintained on any Unit or other property within Eagle Ranch except as provided in Sections 8.12 of the Declaration for Eagle Ranch and as approved by the Eagle Ranch Design Review Board.

Standard design signs (see attached) do not require separate approval from the DRB. Customized sign (e.g. commercial business signs) approval shall be considered at a regular meeting of the Design Review Board following receipt of digital scaled drawing of the proposed sign and its placement in plan and elevation. Submittal of the drawing shall be made no less than one week prior to the regular meeting date.

### **A. Specific Prohibitions:**

Signs, including but not limited to the following classes, are specifically prohibited within Eagle Ranch.

1. Real estate sales signs advertising the sales status of a property except as provided in Section B below.
2. Any sign that identifies or advertises services or goods except signs approved by the DRB and that are affixed permanently to a place of business in the Neighborhood Center PUD Zone District. DRB consideration of such signs does not relieve the Applicant from obtaining approval from the Town of Eagle Building Department, should such be needed.

### **B. Specific Exceptions:**

#### **1. Lot Available Sign –**

- a. Not more than one single-sided Lot Available Sign may be placed facing the street on each vacant lot. In the case that the lot is a corner lot, no more than one single-sided Lot Available Sign may be placed facing each street with a maximum of one sign per address.
- b. The Lot Available Sign panel may not exceed 18 inches by 24 inches (432 square inches) and shall be mounted on a single 4 x 4 post not more than 4 feet above grade to the top of the sign panel. The Lot Available Sign shall be placed a minimum of 25' from the front or rear property line and approximately in the center of the lot, side to side. The Lot Available Sign may also have Available on the sign. A maximum of one rider 6" high x 18" wide containing the Lot Sellers Name and Contact Information may be installed below the sign. See illustrations for examples of approved sign. The Lot Available Sign may be displayed until the Construction Sign is placed on the lot (see item 3 below).
- c. A Lot Corner Witness Post (Corner Post) may be placed within the boundaries of the subject lot, but not closer than one foot off each lot corner on any lot. Each Corner Post shall be fabricated of a 2x2 or 4x4 wood post painted orange and standing not taller than 3 feet above grade. Corner Posts may be displayed until issuance of a temporary or final Certificate of Compliance.

**2. Construction Sign** - One Construction Sign of the attached design shall be erected and maintained on each Unit or other property under construction Except for single family projects within the Neighborhood Center Zone District. The Construction Sign may not be placed prior to issuance of a Town of Eagle building permit. Following issuance of a Temporary or Final Certificate of Compliance, the Construction Sign must be removed from the property within 90 days, or within 2 days after closing of a sale of the subject property whichever is the earlier.

**3. Home Available Signs** - One "Home Available" sign 18 inches by 24 inches of the attached design may be placed on the street frontage and one such sign abutting the golf course of any Single Family Dwelling Unit having been issued a Temporary or Final Certificate of Compliance by the Design Review Board. One placard

of the same proportion, design and of equal or smaller dimension may be displayed in a window of any Multi-family Dwelling Unit having been issued a temporary or final Certificate of Compliance by the Design Review Board. Such window placard need not be fabricated of aluminum nor mounted to a frame. Home Available Sign must be removed from the property within 2 days after closing of a sale of the subject property.

A **double rider** is allowed on Home Available signs (not on lot available signs). The frame height and colors must comply with the design of this policy.

**4. For Rent/For Lease Signs** - One sign of the attached “Home Available” design but bearing the phrase “For Rent” or “For Lease” may be placed on the street frontage and one such sign abutting the golf course of any Dwelling Unit having been issued a Temporary or Final Certificate of Compliance by the Design Review Board. One placard of the same proportion, design and of equal or smaller dimension may be displayed in a window of any Dwelling Unit or Commercial Unit having been issued a temporary or final Certificate of Compliance by the Design Review Board. Such window placard need not be fabricated of aluminum nor mounted to a frame. For Rent/For Lease Sign must be removed from the property within 2 days after rent or lease of the subject property.

**5. Election Signs** – Election Event Signs must follow the following criteria:

- a. Not more than two election event signs may be displayed on a single lot or parcel at any given time.
- b. The sign(s) may be placed for a period of 60 days prior to a national, state or local election. Signs must be removed within 5 days after the applicable election event.
- c. The maximum size for any single sign is 24 square feet.
- d. Signs shall be located a minimum of 8 feet from the nearest public street or alley.
- e. Signs which create a danger to motorists, pedestrians, or other members of the public due to the signs' size, construction, location, movement, content, coloring, or manner of illumination are not allowed. This prohibition includes signs which may be confused with or construed as official traffic control devices, signs which hide from view any official traffic control device, signs which cause glare or which impair the vision of any motorist, signs which obstruct the view in any direction at an intersection, and/or signs which are structurally unsound and other similar signs.

**6. Other Signs (i.e. Temporary Informational Signs)**

- a. The maximum size for any single sign is 24” x 24”.
- b. Signs shall be displayed at a height no taller than 48” above adjacent grade.
- c. A maximum of two signs may be displayed on a single lot or parcel at any given time.
- d. Signs must be removed within 5 days after the event or purpose ends.
- e. The Eagle Ranch logo may not be used without the written approval from HOA Executive Board.
- f. Signs must remain in good condition.
- g. Signs may not:
  1. Be placed in property setbacks, easements, public rights-of-way or common areas without prior written approval from the DRB or HOA Executive Board.
  2. Include lighting, animation, or electronic displays.
  3. Obstruct traffic visibility or create safety hazards.

**7. Flags**

- a. No commercial flags are permitted on residential parcels or lots at any time.
- b. The maximum size for any single flag is 4’x6’.
- c. A maximum of two flags may be displayed on a single lot or parcel at any given time.
- d. Flags must remain in good condition (no torn, damaged or faded flags)
- e. Poles and hardware must be maintained and remain in good condition.
- f. Permanent flagpoles require DRB approval prior to installation.
- g. Flags may not:

1. Be placed in property setbacks, easements, public rights-of-way or common areas without prior written approval from the DRB or HOA Executive Board.
  2. Include lighting, animation, or electronic displays.
  3. Obstruct traffic visibility or create safety hazards.
- h. Regarding mounting and height for flags:
1. Wall mounted poles must be:
    - i. Securely attached to a structure.
    - ii. Have a pole length that is proportional to a home's scale.
  2. Freestanding poles must:
    - i. Have a maximum height of 20'.
    - ii. Be installed in a location approved by the DRB for safety and aesthetics.

**C. Non-compliance:**

In the event that any sign is placed out of compliance with this Policy, the Property Owner to which the non-complying sign is attributed will be notified of the non-compliance and afforded a period of 48 hours to remove the non-complying sign. Thereafter, the sign may be removed by the DRB at its sole discretion. Pursuant to Sections 6.11.4.1 and 6.11.4.2 of the Declaration for Eagle Ranch, a removal fee of \$50 per sign shall be paid prior to the return of signs removed under this Policy. Removed signs for not claimed within 5 working days are considered abandoned and may be destroyed.

## HOME AVAILABLE / LOT AVAILABLE SIGN

PMS color is 280

**HOME FOR SALE**



**LOT FOR SALE**



### **LOT SIGN FOR VACANT LOT**

Either "Lot Available" or "Available" can be printed on sign

18" h x 24" w - mounted on 4' x 4' wooden post

May have owners/realtors name logo and phone number on sign or rider

## CONSTRUCTION SIGN

PMS color is 280



**Johnson Residence**  
**ABC Abrams Creek Drive**

**Building Permit # 20TEGLE- 0000**

**Contractor:**

**Contractor Name**

**970-555-5555**

**Architect:**

**Architect Name, AIA**

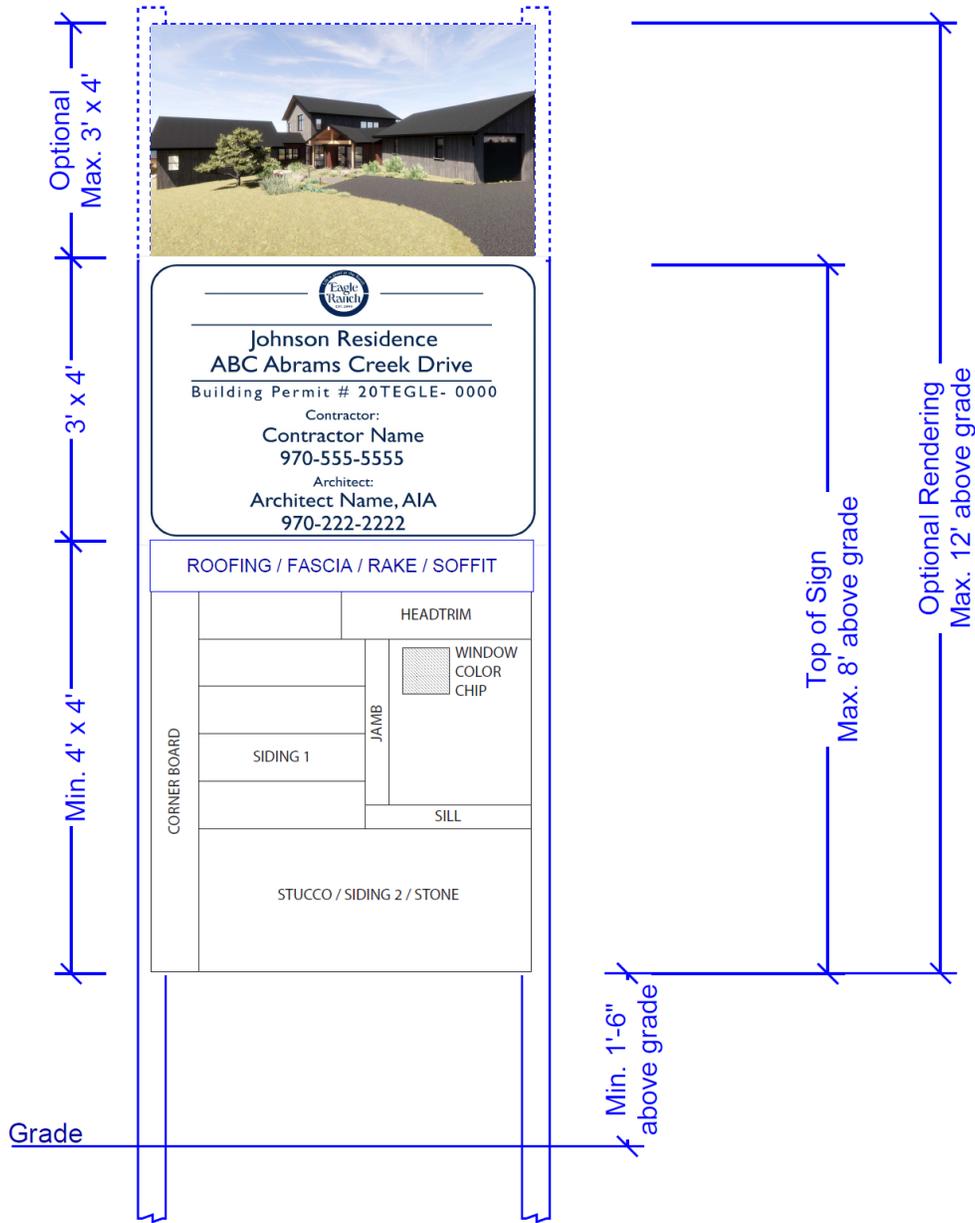
**970-222-2222**

**Size:** 4'w x 3'h

Mount panel to 4x4's with lag bolts at all corners

Bottom of sign should be at least 3' above grade.

# APPENDIX I: Project Sign and Mockup Details



## Requirements:

**Supports:** PT 4x4;s located as shown on the Site Plan or as approved by DRB Administrator

**Project Sign:** 4'w x 3'h, lag bolts at all corners, top of sign 8' max above grade.

**Material & Color Board:** min 4'w x 4'h (can be larger pending finishes). Roof overhang min. 4'w x 18"d. Must be installed and approved by DRB prior to ordering of materials. Layout of materials for reference only, final layout shall meet individual project materials.

**Optional Rendering Sign:** 4'w x 3'h, lag bolts at all corners, top of sign 12' max above grade. Project Specific detail of Project Sign and Material & Color Board to be provided on Construction Management Plan as well as location near the street.