

## **Eagle Ranch Association - Sign Policy** **Revised April 2020** (updated design pgs. 3-4)

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 seven copies of a scaled drawing of the proposed sign and its placement in plan and elevation. Submittal of the drawing shall be made one week prior to the regular meeting date. Where the proposed sign is separate from a related DRB action, a sign review fee of \$25 is required at the time of submittal.

### **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:**

No signs under this section shall be erected or maintained without prior written approval of the Eagle Ranch DRB.

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.

### **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.

**(SEE SIGN DESIGNS ON FOLLOWING PAGES)**

## 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.