

St Marlo Homeowners Advisory Board

Real Estate Issues Committee

Rules and Regulations regarding Signage
and Placement Thereof in the Community

Revised 7/27/10

SIGNS

1. The following rules and regulations are applicable to all signs placed on any property with the intention to advertise the sale or lease of the property and/or signs directing potential buyers to that property or an event (Open House) at that property for the purpose of promoting its sale. Property may be for sale/lease through a Real Estate Broker or For Sale By Owner (FSBO).
2. The *For Sale/Lease* sign that is placed on the property shall be purchased from an accredited sign supplier (*see para. 6*) and shall conform to the standards on file.
3. All signs must be set back at least **10'** from the street/right of way (Forsyth County Sign Ordinance, Section 4.7) with the sign face being parallel to the curb (one sided sign). Riders and information boxes will not be permitted.
4. Directional signs for weekend marketing activity such as an "Open House" or a mid-week Agent Luncheon (Broker's Open) may be used provided:
 - a. The signs only state "Open House" with an arrow. No broker or agent names, company name or logo, or telephone numbers shall be included on the sign.
 - b. The sign conforms to the size (12 ins. x 18 ins.) and color scheme of the for sale/lease sign.
 - c. Signs shall be placed on the day of the event only. Signs must be removed by 6 p.m. the same day.
 - d. Signs may be placed in common areas within St Marlo. Signs may NOT be placed in the outside common areas at the two entrances.
 - e. Signs shall not be placed on private property without the prior approval of the homeowner(s).

- f. Balloons shall NOT be attached to directional signs. However balloons may be attached to the sign on the Open House property.
 - g. Only one directional sign for a given direction shall be mounted on a corner; if there are open houses on the same street in opposite directions, then two signs may be placed on that corner, one for each direction.
5. All signs MUST conform to the specification outlined in the attached document. Any signs that do not specifically conform to the specifications will be removed as stated in #8 and #9 below.

Accredited Sign Suppliers

6. Sign Kwik is the accredited provider of signs for St Marlo. You may contact them at (770) 623-1669.

Management

7. The Community Association Manager (Property Manager) will provide information and clarification to homeowners and Listing Brokers/Agents as required.
8. The Property Manager shall enforce these rules and regulations and instruct Security to remove any non-conforming signs as required. Signs that are removed will be held by Security at the Front Gate for 30 days and then thrown away.
9. Agents with non-conforming signs shall be notified upon removal; a warning shall be issued regarding the non-conformance of the sign. If the same agent subsequently replaces the sign with additional non-conforming sign(s), a fine of not less than \$50 shall be assessed to the agent; if such fine is not paid upon receipt, the fee shall be assessed to the listed property, and the homeowner shall be so notified.