



## **SIGN POLICY**

### **Signage**

In accordance with Power Ranch Community Association's (hereafter referred to as "the Association") CC&Rs and Arizona Revised Statute 33-1808, the following applies to the following types of signage: for sale, for rent, for lease, sign riders, security signs, open house, garage sales, yard sales, and political signage.

**For Sale, For Rent, For Lease and Sign Riders:** In accordance with A.R.S. § 33-1808 section F, notwithstanding any provision in the community documents, the Association shall not prohibit or charge a fee for the use of, placement of or the indoor or outdoor display of a for sale, for rent or for lease sign and a sign rider by an association member on that member's property in any combination, including a sign that indicates the member is offering the property for sale by owner. The size of a sign offering a property for sale, for rent or for lease shall be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches, and the industry standard size sign rider, which shall not exceed six by twenty-four inches. The Association requires all for sale, for rent, for lease and sign riders to be commercially produced

If erected in accordance with the following policy, no approval is required to post for sale, for rent or for lease signs on a member's lot:

1. A sign may be placed on a member's lot only.
2. For sale, for rent or for lease signs may not be placed on Association common area property at any time.
3. As indicated above, signs shall not exceed a height of eighteen inches (18") and a width of twenty-four inches (24").
4. Signs may contain one rider not to exceed a height of six inches (6") and a width of twenty-four inches (24"). An information tube that does not exceed a height of six inches (6") and a width of twenty four inches (24") will be considered a rider.
5. No balloons, flags or similar promotional material may be attached to the sign or any structure located on a member's property.

6. Signs must be removed when the property is taken off the market or within seven (7) days after the close of escrow or occupancy by a lessee.

**Security and Lot Identification Sign:**

One “security” sign may be installed in the front yard of a home. The sign must be no greater than one hundred (100) square inches, no higher than eighteen inches (18”) tall and placed no more than two feet (2’) from the foundation of the home.

Lot identification signs shall not exceed ninety (90) square inches.

**Temporary Signs:**

Temporary signs include, but are not limited to, open house signs for homes that are for sale, for rent or for lease; signs advertising garage sales and yard sales; as well as directional signage for all such events. The Association may prohibit signs on the common areas of the Association. It is the intent of the Association to limit signs so as not to have numerous signs placed for the marketing of the same address.

1. Temporary signs are permitted on a member’s lot.
2. Temporary signs are restricted to one per event.
3. Temporary signs can only be displayed on the day of the event and must be removed each night by 7:00 pm, even if the event is to reconvene the following day.
4. Temporary signs may not be placed on common areas or association-maintained areas on or along Pecos, Power, Queen Creek or Germann roads.
5. Temporary signs may not be hung on the surfaces of any walls or fences owned or maintained by the Association, or in a manner that encroaches upon Association property.
6. One temporary directional sign can be used on the street of the home.
7. Temporary directional signs may only be placed at intersections on the main roads within the community and not to exceed two signs per home.
8. Temporary signs shall not exceed a height of eighteen inches (18”) and a width of twenty-four inches (24”) and must be in good repair and well maintained.
9. No balloons, flags or similar promotional material may be attached to the temporary sign or any structure located on a member’s property.

10. The person(s) placing the sign(s) is(are) solely responsible for the placement of the signage. Persons are advised to review the Town of Gilbert sign regulations for further conformance requirements.
11. No sign twirlers are permitted within the community.
12. The Association shall be authorized to remove and destroy signs that are placed in the Common Area and association-maintained areas in violation of this section without prior notice.

**Political Signs:**

In accordance with A.R.S. § 33-1808 section C and I, as outlined herein, the Association shall not prohibit the indoor or outdoor display of a political sign by an Association member on that member's property, except that the Association does prohibit the display of political signs earlier than seventy-one days before the day of an election and later than three days after an election day. The maximum aggregate total dimensions of all political signs on a member's property shall not exceed nine square feet. For the purposes of this Section, "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.

Political signs shall not be placed on the Common Areas. The Association reserves the right to remove signs placed on the Common Areas.

Any political sign placed on a member's property in violation of any state law or local ordinance may be reported to the proper authorities. If a complaint is received by the Association in regards to such a violation of a law or ordinance, the complaining party will be directed to report the violation to the proper authorities.