

Guidelines for the Posting of Signs in Yosemite Lakes Park - **Changes/Additions** & **Omissions**

18 February 2020

These guidelines are based upon the Davis-Stirling Common Interest Development Act (Davis-Stirling) and the Restated Declaration of Restrictions (DOR) of the Yosemite Lakes Owners' Association (YLOA).

General Requirements. ***The following requirements apply to all temporary signs.***

Signs may **not** be attached to trees, street signposts, power poles or any YLOA common property.

Non-compliant signs are subject to removal and disposal by the Association. Fines may also be assessed to the responsible party as listed in the Schedule of Fines.

Commercial Signs.

There are to be **no** commercial signs placed or displayed on any **residential** lot within Yosemite Lakes Park (YLP).

Real Estate Signs.

- 1. Primary 'For Sale' signs:** YLP owners or their agents may place one **(1)** sign, up to five (5) square feet in area, on the owner's separate interest (real property), or the separate interest (real property) of others with their **written** consent.
- 2. Placement:** **Primary For Sale signs may be placed within the YLP roadway right of way directly in front of the lot being offered but no closer than five (5) feet from the paved roadway. These signs** Signs should be in plain view of the public, be of reasonable design and must not adversely affect public safety.

3. Content: Primary For Sale signs may advertise the following:

- a. ~~(1)~~ That the property is for sale, lease, or exchange by the owner or his agent.
- b. ~~(2)~~ Directions to the property.
- c. ~~(3)~~ The owner's or agent's name.
- d. ~~(4)~~ The owner's or agent's address and/or telephone number.

~~Additionally, the owner or his agent may place (1) sign of like kind within the YLP roadway right of way (common area) directly in front of the lot being offered but no closer than five (5) feet from the paved roadway. Other than location, this sign must comply with all the criteria required for Real Estate signs written above.~~

4. Removal: Primary For Sale signs are to be removed within thirty (30) days of the close of escrow.

5. Two (2) Supplementary 'home for sale' signs may be used to support home sales, consistent with this paragraph: 'Directional Assist signs' and 'Open House signs.' These supplementary signs (similar to 'garage/yard/estate sale' signs) may be placed on the roadway right of way, provided that they are self standing, located no closer than five (5) feet from the paved roadway, and do not create a safety issue. Supplementary signs must be less than three (3) square feet in area. Open House signs may be placed no sooner than 24 hours prior to the scheduled Open House, and must be removed at the end of the Open House. Directional Assist signs must be removed within 24 hours following the close of escrow of the supported sale.

Political Signs.

YLP owners may place an unlimited number of political signs on their separate interest (real property) as long as the signs are of reasonable design and are not larger than nine (9) square feet in area. Additionally, YLOA members are allowed to place or display political signs within the roadway right of way ~~(common area)~~ directly in front of lots within YLP adhering to the following requirements:

- (1) Signs must be placed in front of a lot.

- (2) Owners of the lots must give their **written** permission to have the signs displayed.
- (3) Signs must adhere to size criteria as stated in Davis-Sterling.
- (4) There can be no more signs than the number of positions being elected.
- (5) Signs must be placed such that they do not create a safety issue.
- (6) Signs may not be placed closer than five (5) feet from the paved roadway.
- (7) Signs cannot be displayed prior to thirty (30) days before the election and must be removed within seven (7) days following the election. **Election dates must be written legibly in indelible ink, in a bottom corner of each sign.**

Other signs.

A reasonable number of garage/yard/estate sale signs may be placed on the roadway right of way (~~common area~~) no earlier than 24 hours prior to the event, provided that they are self standing, less than five (5) square feet in area and do not create a safety issue. These types of signs must be removed at the end ~~within 3 days~~ of the event.

Signs for specific events (weddings, parties, etc.) must follow the criteria for garage sale signs. These signs must be removed ~~within 3 days~~ at the end of the event.