

Appendix D

SUN CITY ROSEVILLE

REAL ESTATE / OPEN HOUSE SIGN GUIDELINES

The following guidelines will be observed by members of the Placer County and Sacramento Associations of Realtors ("Realtors"), real estate brokers and/or agents as well as Owners, for the governance and use of Open House (directional) signs within Sun City Roseville.

1. Description of the Open House Directional Sign

The sign shall be a generic sign which may be purchased from the Placer County Association of Realtors. This sign is an "A" frame sign that is eighteen inches by twenty-four inches (18"x24") with forest green (color) lettering and a directional arrow stating only "Open House" on a plain white panel. No additional writing or attachment of any kind (e.g. balloons, streamers, etc.) will be on any sign. Hand-lettered signs will not be allowed. **Banner and/or feather signs are prohibited within or at the entrances of the community.**

2. Placement / Use / Removal

a) Signs will be on display only when the home is open for inspection. **One sign may be displayed at the property during the open house.** Sign Placement must adhere to City of Roseville Sign Ordinance, under Title 17 of the Roseville Municipal Code which states: *"No more than 5 Open House signs may be displayed and Open House signs may only be shown during the open house and must be removed daily. Real Estate and Open House signs are not permitted on any city property or landscaping, sidewalks, clear vision triangle, or within any right-of-way"*.

b) Signs may be displayed at Association Common Areas at major street intersections within the community on grass or bark areas only. Signs may be displayed on private property at interior street intersections with **Owner's permission only.**

c) Only one (1) sign may be displayed at any given location. **Signs may be "stacked" to allow for realtor departures at different times.** A maximum of (5) signs are allowed.

d) One (1) Open House sign, provided by the Association, is allowed at each of the three (3) entrances to the community: Del Webb Blvd at Blue Oaks Blvd, Sun City Blvd at Pleasant Grove Blvd and Del Webb Blvd at Fiddymont Road. It is the responsibility of the realtor to request placement of the sign from the Community Standards Office by 3:00pm on the Thursday before the weekend it is to be displayed.

e) Signs will be allowed only on Saturday, Sunday, and Holiday Mondays and/or Fridays (e.g. Martin Luther King Day, President's Day, Memorial Day, Labor Day, Columbus Day, Veteran's Day, and any other Holiday which occurs on a Friday or Monday in a given year). They may be placed between 11:00a.m. and up to one (1) hour after the conclusion of the Open House, but no later than 5:00p.m. of the same day.

f) Sign Spinners are prohibited within or at the entrances to the community.

3. Responsibility for Signs

Each individual Realtor (broker/agent) will be responsible for the purchase, storage, placement, and take down of their respective sign(s), except the Association shall be responsible for the signs placed by the Association at any of the three (3) entrances.

4. Individuals (Residents) Selling – Open Home and Conformance

All Provisions contained herein will apply in any "For Sale by Owner" situation. Each individual person selling their own home will be responsible for compliance related to any Sign.

5. Enforcement and Conformance with Local Provisions and Ordinances

A violation of any provision herein may result in consideration by either the ARC or the Compliance Committee for recommendation to the Board for an amendment to, or deletion of, these Open House Sign Guidelines. Notwithstanding anything contained herein, each individual Realtor (broker/agent) shall comply with all applicable local laws, rules or ordinance pertaining to signs.

6. Interpretation

The ARC and the Compliance Committee have the authority and discretion as to the interpretation of any provision in these Open House Sign Guidelines. Any decision rendered by the ARC with respect to any provisions contained herein is final.

Example of Open House sign (size and color) that meets the Sun City Roseville Design Guidelines Appendix D Requirements

Sun City Roseville Design Guidelines Appendix D

Description of the Open House Directional Sign ("Sign")

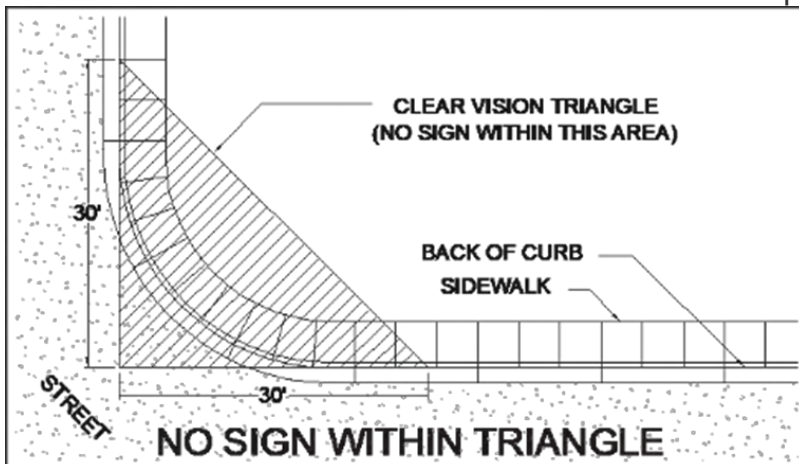
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Signs can be purchased for a small fee from:
Placer County Association of Realtors
270 Technology Way Ste. 100
Rocklin, CA 95765
(916) 624-8271

§ 17.04.160 Clear vision triangle.

"Clear vision triangle" means the area created by drawing an imaginary line between points 30 feet back from where the curb lines of the intersection quadrant meet.



(Ord. 4648 § 2, 2008)