



The Ranch at Prescott Homeowners Association

(Additional Use Restrictions and Rules)

Signage Guidelines and Policy

(HOA Council Approved, 18 October 2010, Revised on 2 June 2011)

Property Owner's compliance to *The Ranch at Prescott HOA Signage Guidelines and Policy* in support of the HOA's purpose "to a durable, communal basis for preserving, maintaining and enhancing our homes and property" is most appreciated.

Should you have questions, please contact Tim Graves, HOAMCO Community Association Manager, HOAMCO: 928-776-4479 ext. 24.

The Ranch at Prescott HOA's Guidelines

http://ranchatprescotthoa.org/images/stories/sign_guidelines_and_policy_final.pdf

The Ranch at Prescott HOA **requires full compliance with Arizona State Statutes and City of Prescott Code for Political, For Sale, For Rent, For Lease, and Open House Signs.**

Sign Post and Sign: All For Sale, For Rent, For Lease and Open House signs must be commercially produced. In accordance with keeping our community a pleasant environment for all property owners, a structurally-sound and well-maintained (straight/level) sign **post or frame is required for all outdoor signs.** Empty or fallen sign post and fallen signs will be removed.

Curb appeal: It is requested that the sign post be placed parallel to the curb.

Printed Information and Riders: Flyer Boxes, Information Tubes, any other type of attachment to signs containing printed information (unless authorized by ARS 33-1808) and Secondary Riders are not permitted.

Common Area: For Sale, Lease, or Open House Signs are not allowed on the **Common Areas** of The Ranch.

Open House Hours for Selling or Leasing Real Estate: Open House hours must be any time **between 8:00 a.m. - 6:00 p.m.**

Seller/Agent Presence: If an Open House Sign is on display, it is encouraged that the Owner or Agent be present.

For Sale Sign Removal: Also the removal of a sign within 72 hours of expiration or withdrawal of a listing or close of escrow would be a courtesy to neighbors.

Summary of Arizona Revised Statutes - 33-1808 F.

<http://www.azleg.state.az.us/FormatDocument.asp?inDoc=/ars/33/01808.htm&Title=33&DocType=ARS>

(See attached Addendum¹ - Arizona State Statutes – 33 -1808 F.)

Type of Sign: One Industry Standard Sign of Seller/Leaser/ Agent Choice

Size: Shall not exceed eighteen by twenty-four inches (**18" x 24"**)

For Sale Sign - One Rider Only: Industry Standard not to exceed six by twenty-four inches (**6"x 24"**)

Lease and Open House Signs - No Rider Allowed

Summary of City of Prescott Code – Chapter 8-6-2

http://www.cityofprescott.net/_d/title08.pdf (See attached Addendum² - City of Prescott Code Chapter 8-6-2)

Sign Location: Signs located in, on or across the city right of way are hereby prohibited, unless a waiver has been granted. Refer to all applicable City of Prescott Codes regarding signage. Otherwise, the sign must be on **Private Property.** (Further, the City of Prescott Attorney's Office has designated a person who is authorized to remove illegally placed right-of-way Signs within The Ranch.)

Thank you for your time and efforts to support these Signage Guidelines!

Addendum¹ - Arizona State Statutes – 33 -1808 F. [For Sale, Open House, and Lease Signs](#) (Effective 20 July 2011)

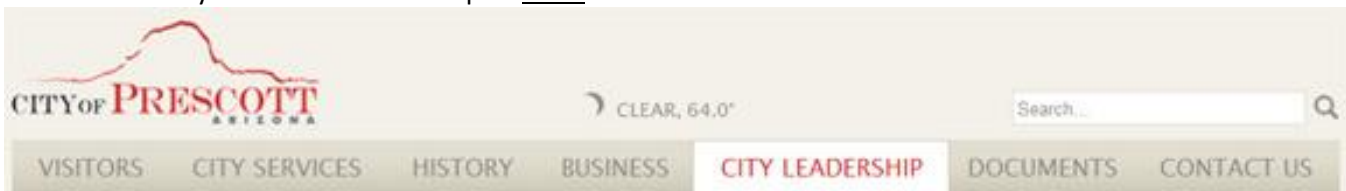


33-1808. F.

F. Notwithstanding any provision in the community documents, an association shall not prohibit 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 an 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. This subsection applies only to a commercially produced sign and an association may prohibit the use of signs that are not commercially produced. With respect to real estate for sale or lease in the planned community, an association shall not prohibit or otherwise regulate any of the following:

1. Temporary open house signs or a member's for sale sign. The association shall not require the use of particular signs indicating an open house or real property for sale and may not further regulate the use of temporary open house or for sale signs that are industry standard size and that are owned or used by the seller or the seller's agent.
2. Open house hours. The association may not limit the hours for an open house for real estate that is for sale in the planned community, except that the association may prohibit an open house being held before 8:00 a.m. or after 6:00 p.m. and may prohibit open house signs on the common areas of the planned community.
3. An owner's or an owner's agent's for rent or for lease sign unless an association's documents prohibit or restrict leasing of a member's property. An association shall not further regulate a for rent or for lease sign or require the use of a particular for rent or for lease sign other than for rent or the for lease sign shall not be any larger than the industry standard size sign of eighteen by twenty-four inches on or in the member's property. If rental or leasing of a member's property is not prohibited or restricted, the association may prohibit an open house for rental or leasing being held before 8:00 a.m. or after 6:00 p.m.

Addendum² - City of Prescott Code Chapter 8-6-2



City Code

8-6-2: USE OF CITY RIGHT OF WAY:

Signs located in, on or across the city right of way are hereby prohibited. This does not apply to the placement of traffic control signs or other public purpose signs by an authorized employee or agent of the city. (Ord. 1508, 3-9-1981; amd. Ord. 2101, 8-8-1989). Refer to all applicable City of Prescott Codes regarding signage.