

Eagle Ranch Association - Sign Policy Revised April 1, 2009

The Declaration for Eagle Ranch, Section 8. 10 Restrictions on Signs provides Design Review Board authority regarding signs. Except as specifically provided herein, no signs or advertising devices of any nature shall be erected or maintained on any Unit or other property within Eagle Ranch except as provided in Sections 8.12 of the Declaration for Eagle Ranch and as approved by the Eagle Ranch Design Review Board.

Standard design signs (see attached) do not require separate approval from the DRB. Customized sign (e.g. commercial business signs) approval shall be considered at a regular meeting of the Design Review Board following receipt of seven copies of a scaled drawing of the proposed sign and its placement in plan and elevation. Submittal of the drawing shall be made one week prior to the regular meeting date. Where the proposed sign is separate from a related DRB action, a sign review fee of \$25 is required at the time of submittal.

A. Specific Prohibitions:

Signs, including but not limited to the following classes, are specifically prohibited within Eagle Ranch.

1. Real estate sales signs for the sale or resale of any vacant lot within Eagle Ranch.
2. Real estate sales signs advertising the sales status of a property except as provided in Section B below.
3. Any sign that identifies or advertises services or goods except signs approved by the DRB and that are affixed permanently to a place of business in the Neighborhood Center PUD Zone District. DRB consideration of such signs does not relieve the Applicant from obtaining approval from the Town of Eagle Building Department, should such be needed.

B. Specific Exceptions:

No signs under this section shall be erected or maintained without prior written approval of the Eagle Ranch DRB.

1. **Lot Marking –**
 - a. Not more than one single-sided Lot Marker Sign may be placed facing the street on each vacant lot. The Lot Marker Sign shall display the filing, block, and lot number, and may display the lot owner's name as shown on the attached Lot Marker Sign drawing. The Lot Marker Sign panel may not exceed 15 inches by 20 inches (300 square inches) and may be mounted on a single 4 x 4 post not more than 4 feet above grade to the top of the sign panel. Alternative Lot Marker Signs may be approved by the DRB. The Lot Marker Sign may be displayed until the Construction Sign is placed on the lot (see item 2. below).
 - b. A Lot Corner Witness Post (Corner Post) may be placed within the boundaries of the subject lot, but not closer than one foot of each lot corner on any lot. Each Corner Post shall be fabricated of a 2x2 or 4x4 wood post painted orange and standing not taller than 3 feet above grade. Corner Posts may be displayed until issuance of a temporary or final Certificate of Compliance.
2. **Pre-Construction Sales Sign –** In order to promote timely sale and construction of dwellings in Eagle Ranch, one "Home Available" sign of the attached design may be placed facing the street frontage and one such sign facing the golf course frontage on any Single Family Dwelling Unit having been issued Final Approval Plan Sets by the Design Review Board. (Note: Issuance of Final Approval Plan Sets requires payment of all Eagle Ranch Design Review and Eagle Ranch Metropolitan District fees.) Such Pre-Construction Sales signs may be displayed for a period of not more than 180 days or until installation of the Construction Sign, during which time Pre-sale of the house and timely construction thereof must be actively marketed. Multi-Family Dwelling projects may display Pre-Construction Sales Signs after consideration and approval by the DRB on a case-by-case basis.

3. **Construction Sign** - One Construction Sign of the attached design shall be erected and maintained on each Unit or other property under construction Except for single family projects within the Neighborhood Center Zone District. The Construction Sign may not be placed prior to issuance of a Town of Eagle building permit. Following issuance of a Temporary or Final Certificate of Compliance, the Construction Sign must be removed from the property within 90 days, or within 2 days after closing of a sale of the subject property whichever is the earlier.
4. **Home Available Signs** - One "Home Available" sign of the attached design may be placed on the street frontage and one such sign abutting the golf course of any Single Family Dwelling Unit having been issued a Temporary or Final Certificate of Compliance by the Design Review Board. One placard of the same proportion, design and of equal or smaller dimension may be displayed in a window of any Multi-family Dwelling Unit having been issued a temporary or final Certificate of Compliance by the Design Review Board. Such window placard need not be fabricated of aluminum nor mounted to a frame. Home Available Sign must be removed from the property within 2 days after closing of a sale of the subject property.
5. **For Rent/For Lease Signs** - One sign of the attached "Home Available" design but bearing the phrase "For Rent" or "For Lease" may be placed on the street frontage and one such sign abutting the golf course of any Dwelling Unit having been issued a Temporary or Final Certificate of Compliance by the Design Review Board. One placard of the same proportion, design and of equal or smaller dimension may be displayed in a window of any Dwelling Unit or Commercial Unit having been issued a temporary or final Certificate of Compliance by the Design Review Board. Such window placard need not be fabricated of aluminum nor mounted to a frame. For Rent/For Lease Sign must be removed from the property within 2 days after rent or lease of the subject property.
6. **Open House** - Temporary "Open House" signs not larger than 24" wide by 18" high and supported on a frame not taller than 36 inches may be displayed during daylight hours while a Colorado licensed real estate agent/broker or owner of record is physically at the Dwelling Unit for sale. Such signs may be placed at the subject property, at intersections of neighborhood streets, and at intersections of neighborhood streets with arterial streets, but may not be placed along arterial streets or at intersections of arterial streets as follows:
 - a. Restricted Arterial Streets:
 - i. Grand Avenue;
 - ii. Sylvan Lake Road;
 - iii. Capitol Street;
 - iv. Brush Creek Road; and
 - v. Eagle Ranch Road south and east of Sylvan Lake Road
 - b. Restricted Arterial Intersections:
 - i. Grand Avenue at Sylvan Lake Road;
 - ii. Capitol Street at Brush Creek Road;

C. Non-compliance:

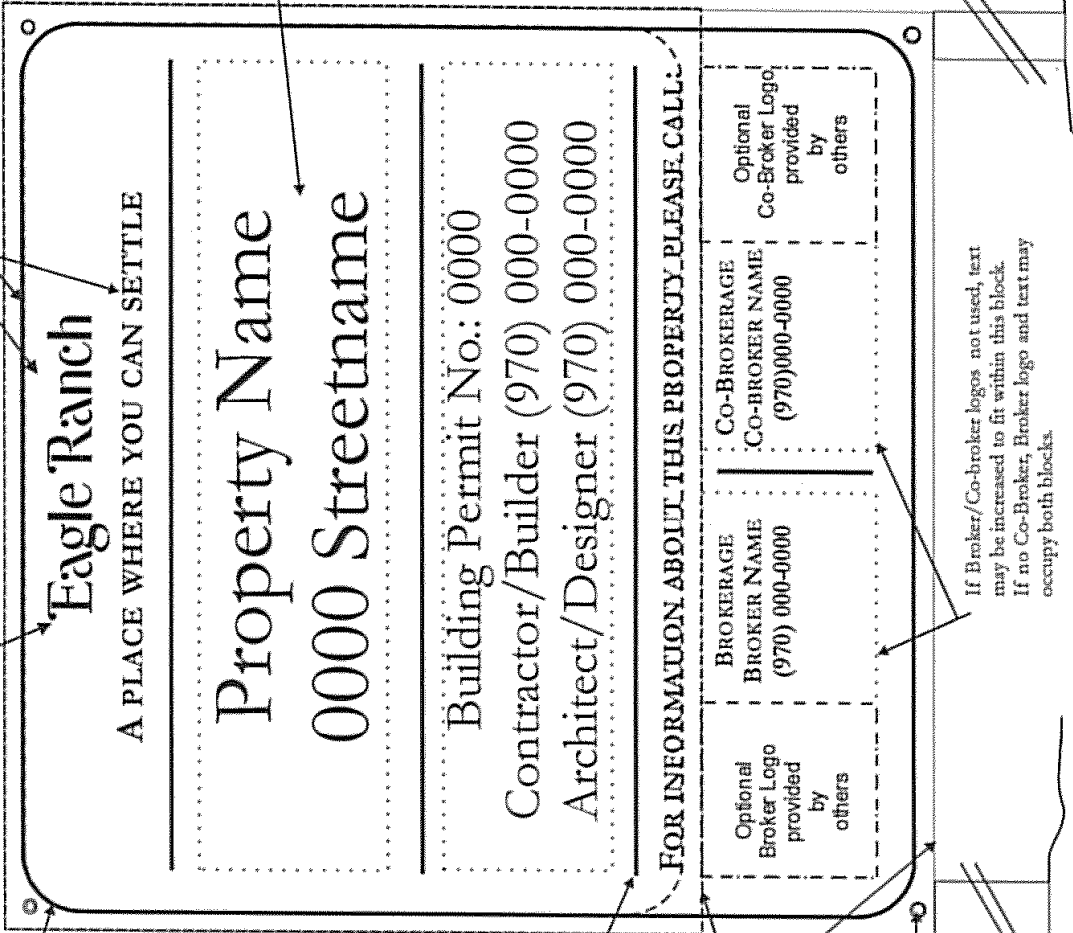
In the event that any sign is placed out of compliance with this Policy, the Property Owner to which the non-complying sign is attributed will be notified of the non-compliance, and afforded a period of 48 hours to remove the non-complying sign. Thereafter, the sign may be removed by the DRB at its sole discretion. Pursuant to Sections 6.11.4.1 and 6.11.4.2 of the Declaration for Eagle Ranch, a removal fee of \$50 per sign shall be paid prior to the return of signs removed under this Policy. Removed signs for not claimed within 5 working days are considered abandoned and may be destroyed.

Eagle Ranch Sign Policy - Construction Sign

June 6, 2002

Scale: 1.5 inches = 1' - 0"

Colors: as specified or other brand equivalent
 3M Vinyl
 Eagle Ranch Logo
 SherwinWilliams
 Terra Cotta
 Rookwood Clay SW2823
 Line/Text Dark Jade Green
 Rookwood Sash Green SW2810



Radius = 3"

1. Use 1/2" MDO board.
2. Seal all edges.
3. Paint all sides and edges with field color.
4. Attach plan case and sales flyer box to back surface of sign as needed. Fasteners must not penetrate front surface of the sign.

Delete this line on Owner Occupancy signs.

For projects not listed for sale, eliminate the lowest panel of information and reduce the sign height accordingly.

- Owner Occupancy 4'w x 3'h
- Builder Product 4' w x 4'h

Mount panel to 4x4's with lag bolts at all corners.

Mount sign facing the street on two 4x4 posts direct buried in the soil. Bottom of sign should be 3'-6" above grade.

If Broker/Co-broker logos not used, text may be increased to fit within this block.
 If no Co-Broker, Broker logo and text may occupy both blocks.

Typeface: TT Garamond
 Adjust font size to fit space.
 All line widths 1/4"

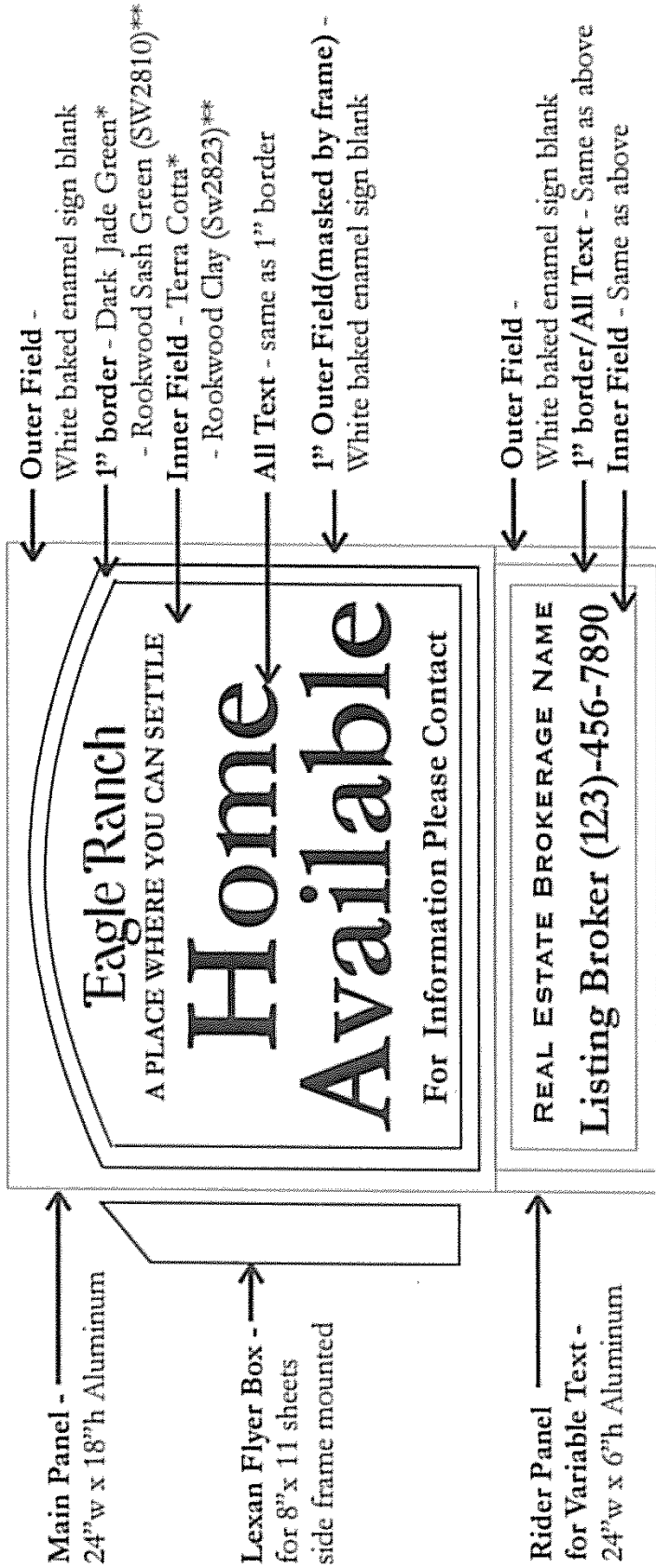
Property Name Examples:
 - <Lastname> Residence
 - <Builder> <Model>
 - <Marketing name> -

Eagle Ranch Sign Policy - Home Available Sign Format:

June 6, 2002

Not to scale

- o 24" w x 18" h Alum. Panel
 - o 1 or 2 sided
 - o baked enamel with vinyl field, graphics, and text
 - o with 24" w X 6" h Rider panel
- Fits a standard 24" w x 48" h 1" x 1" angle iron real estate sign frame.
Lexan flyer case mounts to side of frame



* 3M Vinyl standard colors.
** SherwinWilliams color or other manufacturer's equivalent

Panels to be mounted to standard metal frame painted white.