

BROADLANDS
Modifications Subcommittee Design Guidelines

Signs

General Considerations

Please reference Article 8: Section 8.2(h) of the Declaration - Signs:

“...no signs of any character shall be erected, posted or displayed in a location that is visible from the Common Area or any other Lot, except as may be permitted in accordance with the Design Standards or with...” the approval of the Modifications Subcommittee.

Signs should be selected, designed, and located to provide effective communication while minimizing their visual impact on neighboring properties and the neighborhood.

General Guidelines

- All signs displayed from the interior of the home but visible from the exterior as well as any exterior signs aside from those listed below must be reviewed and approved prior to installation.
- No sign should be attached to structures, fences, traffic posts, Association-owned signposts, trees, or mailboxes.
- Placement of signs in a right of way is not permitted.
- Signs shall not obstruct any traffic sight lines.
- Signs advertising a business, either home based or off site, are specifically prohibited.
- The sign should be no larger than necessary to accommodate the proposed text.
- Signs must be well constructed, with good quality materials and must be maintained in an orderly manner at all times.

Specific Guidelines

- **Real Estate Signs:** No more than one real estate sign may be displayed in front and one in back offering a property for sale or rent. Not to exceed (6) square feet in area. Signs must be removed within one week following the sale or rental of a home. One “open house” sign may also be used the day of the open house. No application is required for these signs.
- **Backyard Habitat Signs:** Homeowners whose property has been designated a *Backyard Wildlife Habitat* by the National Wildlife Federation may display the official NWF *Backyard Wildlife Habitat* sign on the property. The sign should be mounted on a wooden stake, close to the ground. No application is required for this sign.
- **Political Signs/Political Flags:** No more than three political campaign election signs and one political flag are allowed per lot. Each political sign shall not exceed (4) square feet and political flag shall not exceed (15) square feet. Political signs or political flags shall not be displayed on Common Area. Lighted political signs or political flags shall not be displayed on any lot. Political signs or political flags that contain profane language or graphics shall not be displayed on any lot.
These signs and flags may be placed no sooner than 60 days prior to an election date and must be removed 7 days following the election. No application is required for these signs.
- **Security Signs:** Two security signs, each not exceeding a total of sixty-four (64) square inches may be posted on the property. No application is required for these signs.

Submission Requirements

- A copy of the existing property plat showing the house, property lines and the proposed location of the sign
- A photo or drawing of the sign (post, etc.), including dimensions materials and color(s)
- Pictures of the existing property showing the location of the proposed sign location