

V. SIGNS

1. In accordance with Article VI, Section 6.06 of the Declaration, the location, color, nature, size, design and construction of all signs shall be approved in writing by the Covenants Committee, and must be in keeping with the character and in accord with guidelines to be established by the Covenants Committee. Under the guidelines, the Architectural Review Committee (ARC) or Covenants Committee has determined that homeowners shall be limited to two nonpermanent/temporary signs per property. The signs must be maintained in neat appearance and good repair.
2. Except for signs related to active real estate sale and an ongoing construction project, no sign, advertisement, or message, other than for specific identification purposes (e.g., on-premises' security and pet-control services), may be displayed on a lot or common area that offers or implies commercial or professional services for hire (e.g., for contractors or vendors). The signs shall be self-supporting and not attached to structures NFCA lampposts, trees, NFCA signs, NFCA mailboxes, posts, or fences.
3. Real estate signs must meet county regulations with respect to size and content. Such signs may be placed in the yard of the property advertised. All real estate signs must be removed within seven (7) days of contract acceptance. Real estate open-house signs are permitted on common area property only between Saturday, 7 a.m., and Sunday, 7 p.m. Any sign standing on common areas beyond approved hours will be removed. Signs for yard sales on a lot or on common areas may be put up no sooner than forty-eight (48) hours before the event and must be taken down no later than twenty four (24) hours after the event. All other miscellaneous/special activity-type signs, e.g., military-homecoming; new baby birth; community/cultural event, etc. may be displayed for up to one (1) month without ARC approval, but will require ARC approval for longer than one (1) month.
4. Signs for political campaigns on lots may be displayed for thirty (30) days before and up to seven (7) days after the respective elections per county or state law. No signs for political campaigns shall be placed on the common area.
5. Definitions: A "permanent sign" is a sign having a function with no fixed end time. 'Non-permanent' or "temporary" sign is a sign having a function with a fixed time period. A "political campaign sign" is a sign related to voting in a primary election, a general election, or a proposition/referendum election per county, state, or Federal law. An ACR form/application is **NOT** required for a temporary/non-permanent sign that complies with the above standards.