

ROTONDA SANDS CONSERVATION ASSOCIATION. INC.

SIGNAGE GUIDELINES

February 15, 2017

The following sign review specifications & guidelines are now adopted by Rotonda Sands Conservation Association, Inc. (the Association).

Sign review specifications include, but are not limited to: size, design, material, color, installation method and location. **NOTE: No signs shall be posted, displayed or erected less than ten (10) feet from the edge of the pavement of any road and must not obstruct a driver's view of the roadway or intersection.**

For Sale Signs, All Yard Signs, Builder, Contractor & Sub Contractor Signs and Any Other Like Signs Regardless of Property Zoning

- Individual signs shall be limited to a main body size of either 12x18 inches or 18x24 inches
- 12x18 inch signs may have 2 riders limited to 3 inches each in height, not to extend past the sign body.
- 18x24 inch signs shall not have any riders.
- Maximum height of these signs, including any rider, can not exceed 42 inches from the ground.
- All signage on vacant lots must be placed outside the county right of way and up against the palmetto or vegetation line to permit mowing thereof.
- Directional, open house, yard sale and other special event signs may be used only on the day of the special event and must be removed immediately upon conclusion of the event. NOTE: Directional signs to houses or lots for sale or rent are NOT permitted.
- Rental signs not to exceed 12 x 18 inches may be placed inside a window of the house facing the street. No rental signs are permitted on the lot.
- All signs shall be removed within 7 days of certificate of occupancy or property sale.
- Approval by the Association will be on a non-precedent setting case by case basis.
- Signs meeting these requirements may be placed on a Lot without written Association approval.

Signs For Model Homes or Major Construction Projects

(1) Model Home Signs (Limited to Single Family Zoned Property)

- Sign specifications must be submitted to the Association for approval.
- Limit of 1 sign per lot where construction is for a Model Home.
- Sign may be double sided, but not of a "V" design.
- Illuminated signs are not allowed.
- Maximum size: 3 feet high x 4 feet wide for the sign body dimensions.
- Top of the sign, including sign posts, is limited to 48 inches from the ground.
- Room must be left under the sign body for grass cutting or landscape maintenance.
- Written Approval by the Association will be on a non-precedent setting case by case basis.
- Sign placement must not obstruct any driver's view of the roadway or intersection.

(2) Project Announcement Signs (Limited to Multi Family or Commercially Zoned Property)

- Sign specifications must be submitted to the Association for approval.
- Limit of 1 sign per lot where construction is for a multi family or commercial project.
- Sign may be double sided, but not of a “V” design.
- Illuminated signs are not allowed.
- Maximum size: 3 feet high x 4 feet wide for the sign body dimensions.
- Top of the sign, including sign posts, is limited to 48 inches from the ground.
- Room must be left under the sign body for grass cutting or landscape maintenance.
- Sign placement must not obstruct any driver’s view of the roadway or intersection.
- Written Approval by the Association will be on a non-precedent setting case by case basis.

Political Signage

- Signs may be posted on property no longer than 4 weeks prior to the election and must be removed within 1 week after the election.
- Only one sign per property is permitted.
- The size of the signs must not exceed 18x24 inches.

Signs on Vehicles

▪ Owners receiving prior written approval from the Association may park a vehicle with signage on it on the driveway so long as the vehicle meets the standards of Article 9, Sections 8 and 14 of the Association Covenants & Restrictions. Written Approval by the Association will be on a non-precedent setting case by case basis.

Improved Commercial Zoned Property Signage

- Sign specifications must be submitted to the Association for approval.
- Written Approval by the Association will be on a non-precedent setting case by case basis.

Association Authority and Disclaimer

The Association’s Sign Review Specifications & Guidelines may, without notice, be subject to change from time to time and are not solely limited to the items referenced in these Guidelines.

Any case by case approval by the Association will be for a single use only and will not be considered as setting a precedent.

The Association, The Association’s Board of Directors, employees, vendors and agents are not responsible for damage or theft to any sign placed within the subdivision boundaries.

The Property owner or owner’s agent shall be responsible for maintenance and up keep of approved signs. Derelict, abandoned, illegible or otherwise non-maintained signs are not permitted.

Any non-approved, non-maintained or improperly located sign may be removed by the Association upon 5 days written, faxed, emailed or documented verbal notice to the property owner, owner’s agent or builder/contractor. Entry on the property by the Association or the Association’s authorized agent for the removal of a non-approved, non-maintained, or improperly located sign shall not be deemed a

trespass. Any such removed sign will be stored at the Association office for a period of 30 days. The Association shall not be responsible for damage to any such removed sign. If the removed sign is not picked up from the Association office within 30 days the Association will consider the sign as abandoned and reserves the right to dispose of said abandoned sign.

Implementation of these Guidelines

Any existing signs that do not meet these Guidelines will be allowed to remain for 30 days from the adoption date after which period they must be removed.

Builder/Contractors are responsible for notifying their Sub Contractors of these Guidelines.

Rotonda Sands Conservation Association, Inc.
3754 Cape Haze Drive
Rotonda West, Florida 33947
Mailing Address: P.O. Box 520, Placida, FL 33946

Tel: 941-697-9722
Fax: 941-697-0738