

**Pine Mountain Lake Association  
Real Estate & Construction Signs**

**I. General Provisions.**

- A. Pine Mountain Lake Association has approved a sign program, pursuant to Pine Mountain Lake Association By laws Article VI, Section 4, and Article VIII, Section 7 of the CC&R's, for the "sale", "lease", and "Open House" of properties which prohibits the use of any signs that do not comply with these rules.
- B. All signs posted by Realtors or Homeowners must conform in design and size to the Association's Sign Program Specifications described in Figures 2 and 3 of this document. It is the responsibility of the Homeowner to assure that signs posted by Realtors meet these specifications.
- C. No sign may be placed in or on vehicles, windows, fences, etc. Flags, banners, attached riders, "sold" signs, or promotional paraphernalia will not be permitted.
- D. Signs must be removed at close of escrow or a fine will be initiated and a \$25.00 pick-up fee shall be imposed for those signs returned to the real estate agency.
- E. All Signs must conform to this resolution by January 1, 1996.

**II. For Sale or Lease Signs.**

- A. Placement: The sign may be placed no further away from the dwelling unit than half the distance from the dwelling and the street. Condominiums, town homes or other attached units must place their signs in a landscaped area other than the lawn.
- B. Only one (1) authorized sign advertising the lot or unit for sale or lease will be permitted within Pine Mountain Lake.
- C. Vacant lot signs must be placed no closer than 20' from the street edge or a more reasonable location should topography cause the visibility to be obstructed.

**III. Open House Signs**

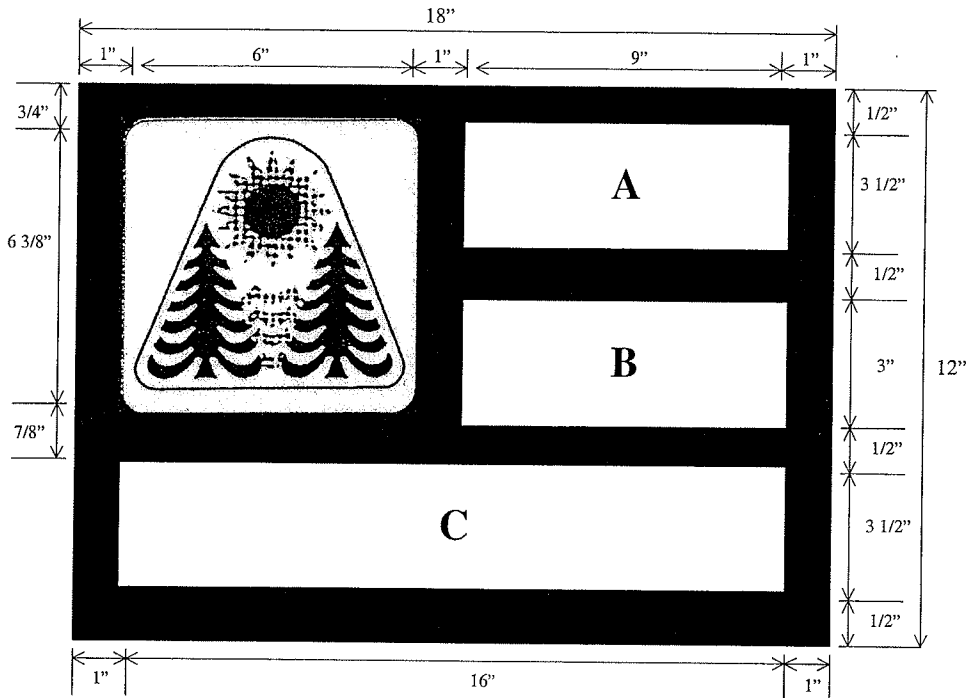
- A. Placement: "Open House" signs must be displayed at the intersection of streets, a maximum of one (1) sign per change in direction, in the landscaped area between the street and the curb. One (1) sign may also be placed on the lot during specified open house days and hours. Written approval from a property owner must be obtained for sign placement that is not Association maintained property.

- B. "Open House" signs may be displayed on designated Open House Days: Saturday, Sunday and legal holidays. Signs can be posted from 10:00 a.m. to 6:00 p.m. on designated days only.
- C. "Open House" signs must conform to the sign specifications described in Figure 3, attached.

IV. **Enforcement:** in the event the member fails to abide by the aforementioned Rules, a fine of \$25.00 will be levied for each day a sign is posted in violation of the Rules. Each day will be considered a separate violation. The Executive Manager or his designate shall notify the member of the proposed fine(s) in accordance with the procedures specified in the Association's CC&Rs, Article VIII, Section 7, and the PMLA Enforcement Procedures thereof (Resolution 95.09).

The correction of the violation (i.e., the removal of any sign which had been placed in violation of the Rules), by the member prior to the hearing specified in the Association's Enforcement Procedures shall not be deemed to be a correction of the violation(s). If such fine(s) are affirmed by the Board and not paid promptly, the amounts thereof shall constitute a Special Assessment under Article IV, Section 4 of the Pine Mountain Lake Association CC&Rs.

## “For Sale” and “For Sale or Lease” Sign Specification



### LAYOUT AREAS (refer to drawing above)

- Area “A” is restricted to one of the following phrases: “For Sale”, “For Lease”, or “For Exchange”.
- Area “B” is restricted to the real estate company name which may include the company’s logo or the lot owners name, or the term “By Agent” or “By Owner”.
- Area “C” is restricted to the real estate company or owner’s telephone number and address only and may include within this designated area “By Appointment Only”, and/or “Do Not Disturb Occupants”.

### COLOR AND MATERIALS:

- Sign background color must match Kelly Moore, “#413 Loam”.
- All letters and numbers, including company logo, must be Kelly Moore “OW25” Chinese White.
- The PML Logo in left hand corner of the sign is a required part of the sign as designated in the specifications. Color of the water is Kelly Moore “A82 Crusader Blue”, trees are Kelly Moore “A68 Hascomb Green”, center of sun is Kelly Moore “A10 Can Can”, outer sunburst is Kelly Moore “G25-3 Orange Blaze”.
- Sign must be finished wood, metal or plastic material and no greater than 1/4 “ in thickness.

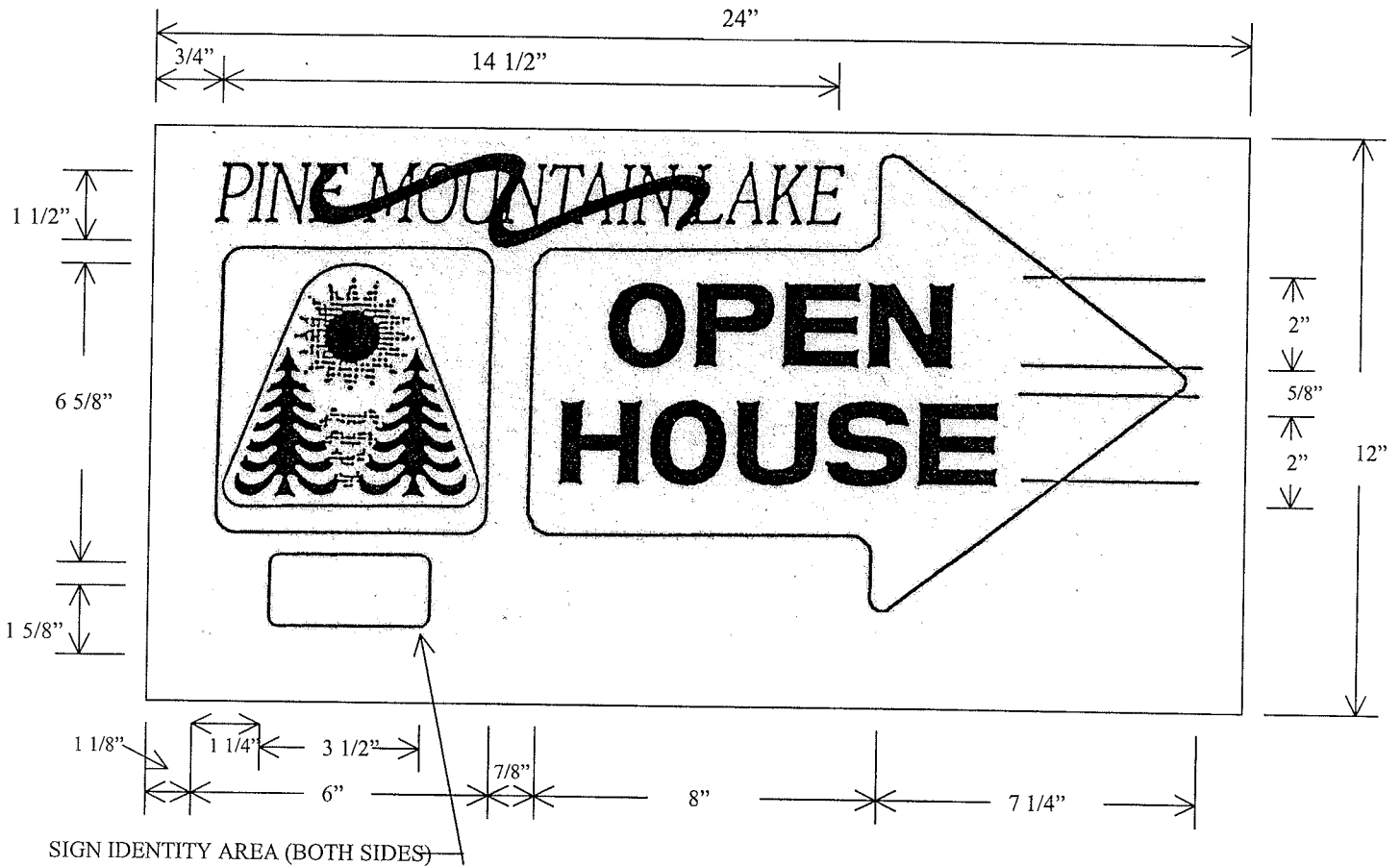
**LETTER STYLE SPECIFICATIONS:** Any letter style will be acceptable providing that the layout of the sign is in accordance with the sign specification and does not exceed the maximum space provided in the sign specification, including colors and layout.

### MOUNTING

- Sign must be mounted on a metal or wooden post – Kelly Moore “#413 Loam”, no larger than 4”x4” in diameter.
- Sign must be no greater than 48” from the ground level to top of the sign.



**Figure 2. Sign Specifications I**



**SPECIFICATIONS (REFER TO ABOVE)**

1. The Open House Sign specifications are specific standards for both sides of the sign; no additions, changes or alterations are permitted, with the following exception: the space in the lower left hand corner of the sign is provided to allow the owner of the sign the ability to identify the sign. No attachments are allowed and any markings in the area are limited to the space provided and lettering must be one of the sign colors.
2. Signs must be two-sided.

**COLOR AND MATERIALS\***

1. Sign background color must match Kelly Moore #413 Loam.
2. The words "Pine Mountain Lake" are in white lettering; "Open House" is also in white lettering (Kelly Moore OW25 Chinese White).
3. Color of the PML Logo: Water (Kelly Moore A82 Crusader), Pine trees (Kelly Moore A68 Hascomb Green), Center of sun (Kelly More A10 Can Can), Outer sunburst (Kelly Moore G25-3 Orange Blasé).
4. Sign must be finished wood, metal or plastic and no greater than 1/4" in thickness.
  - Kelly Moore colors or equivalent.

**MOUNTING**

1. Sign must be mounted on a metal or wooden post (Kelly Moore #413 Loam), no larger than 4" x 4" in diameter.
2. Sign must be no greater than 48" from the ground level to top of sign.

Figure 3 Sign Specifications II