

WEST IRVINE MAINTENANCE ASSOCIATION
Real Estate Sign Program Rules

L General Provisions

- A. The West Irvine Maintenance Association has approved a Real Estate sign program. The intent of this program is to limit excessive Open House directional signs placed in the common area parkways throughout the community while providing sufficient direction to Open Houses and Broker Previews.
- B. Directional signs must conform in color, design and size to the Association Sign Program Specifications. It is the responsibility of the Homeowners to assure that signs posted by Realtors conform to the specifications.
- C. No sign may be placed in or on vehicles, windows, fences, etc. Flags, banners, attached riders, sold signs, balloons or promotional paraphernalia will not be permitted.

II. For Sale or Lease Signs

- A. Placement: Open House directional 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, curb and sidewalk. One (1) sign may also be placed on the lot during specified open house days and hours.
- B. Only one (1) authorized sign advertising the lot or unit for sale or lease will be permitted.

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, curb and sidewalk. 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 only be displayed on designated Open House days: Wednesday (Realtor Preview Day), 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 Exhibit B.

IV. Temporary Preview Signs

The temporary preview sign approved by the West Irvine Maintenance Association will be permitted on Realtor Preview Day (Wednesday) only for those lots listed for preview that week. The sign can only be posted on the front door of the property and must be removed no later than 2:00 p.m. All other preview signs are prohibited.

- A. Signs that conform to the Associations specifications are available for rental at the Association office. Non-owners must have written permission signed by the Homeowner to obtain a sign. The Homeowner assumes responsibility for all signs issued to the property directly or by consent.
- B. A fee of \$25.00 per sign will be assessed to the Homeowner's account for any sign not returned within the time limitations, or for any sign that is altered and/or returned in damaged condition.
- C. A non-refundable user fee of \$5.00 will be charged per Open House sign rented and is payable at the time signs are Issued. Open House signs will be issued for thirty- (30) days. A maximum of six (6) signs will be issued per lot.
- D. Time extensions are available upon request and upon payment of the applicable rental fees.
- E. Signs must be returned when escrow is opened on the property and prior to the Association's receipt of a demand statement from escrow for the sale of the property.

V. Enforcement:

In the event the member falls to abide by the aforementioned Rules, a proposed fine of \$10.00 will be levied for each day a sign is posted in violation of the Rules. Each day will be considered a separate violation.

A \$65.00 replacement/damage fee per sign will be assessed to the member's/homeowner's account for any sign not returned in accordance with the Real Estate Sign Program Rules and Specifications specified herein.

Restated and Adopted by the Board of Directors
May 15, 2003
Mailed to the Membership (July Billing Statement)