



### Eagle Glen Sign Regulation

#### Real Estate Signs:

- During the period that a house is being offered for sale or lease the following signs may be posted on the homeowner's property being offered for sale: 1 (one) "For Sale" sign at the front of the house, with optionally 1 (one) sign rider on top of the post, and optionally a flyer box attached to the post. A "Sale Pending" or "Sold" sign may be added once the transaction is in escrow. Signs at the back of property overhanging the rear wall and extending over Association property, as well as signs affixed to the outside rear walls fronting on Association property, are specifically prohibited.
- During open house, two additional items can be displayed in the front yard of the property. These can be any combination of: (a.) an "Open House" sign; (b.) a "Welcome" sign; or (c.) a small flag. The listing agent or their designated associate must be in attendance at each property while the property is being promoted as open.
- Open house directional signs may be posted in the Association's Common Areas on Saturdays and Sundays from 9:00 AM to 7:00 PM. The signs have to conform to the municipal code in size, shape, and construction. The signs can only be posted by the listing agent or their designated representative. Only agents having an open house that day in the Eagle Glen community can display signs. If the open house is only on Saturday or only on Sunday, the signs can be posted only on the day that the open house is actually being held. Additionally it is required that the name and telephone number of the listing agent or their designated associate be on the sign. Directional signage is limited to 1 (one) sign per intersection per agent (2 signs at the "turn here" intersection are permitted if the agent has two concurrent open houses in different directions). No signs between intersections are permitted. A maximum combined total of 20 signs throughout the entire Eagle Glen community are permitted per listing agent and their designated associate for all the open houses that listing agent is promoting that day.

#### Other Signs:

- None permitted. This includes, but of course is not limited to, signs for businesses, yard and garage sale signs, party signs, and the like.
- An exception, with written permission from the Board of Directors and coordination with the sign committee, approved signs promoting Eagle Glen community events and Wilson elementary school events may be posted in designated portions of the Common Area. Signs for these events need to have approval from the Board of Directors or its designated representative at least two weeks before the event.

#### Removal of Signs:

- Sign Committee members, as well as members of the Board of Directors, and personnel from Walters Management Company are the only persons authorized to remove signs.

*Adopted by the Board of Directors of the Eagle Glen Master Homeowners Association  
on May 10, 2005.*

*Note: It is the responsibility of the homeowner to provide a copy of this sign regulation to the listing agent who is engaged to market their property.*

***Notice of Sign Regulation Implementation***  
***(Sign Regulation attached)***

May 2005

Dear Homeowner,

At the regularly schedule Board of Directors meeting on May 10, 2005 the board adopted a Sign Regulation for Eagle Glen. The regulation is attached.

In the April Eagle Glen newsletter sent to you a couple of months ago, background information was provided regarding the recently formed Sign Committee and the Sign Regulation up for formal adoption by the board. Here is a little of that background restated.

The CC&Rs for the Eagle Glen Master Association, which we all agreed to when we bought our homes, are very clear on signs in our community. Here are the key points paraphrased:

No signs on any portion of the Master Project except:

- o Signs used by the declarant (the master developer of Eagle Glen at the time) and merchant builders and their sales agents (since Eagle Glen is fully built out, this clause is essential irrelevant now).
- o A for-sale sign on homeowner member's lot if the house is for sale or lease
- o Up to 3 signs which disclose that the lot is protected by a security system

Up until now there has been no clear definition of exceptions, although the Board is authorized to do so. For example, as the CC&Rs read, the realtor open house signs that you see every weekend would be illegal, and any homeowner could insist on their removal. The Board recognized this, so in order to assist the Homeowner Members of the Association to effectively market their home when the time comes, the Sign Regulation was developed. Additionally, the regulation explicitly addresses other signs.

On May 10<sup>th</sup>, a workshop was held by the Sign Committee with local realtors. Unfortunately not all realtors invited attended, however attendance was good. In this matter of real estate signs, it is important to note that the right to post real estate signs belongs to the Homeowner Member, and not the realtor. Therefore in order to communicate effectively with the realtors, it is the responsibility of the homeowner to provide a copy of the sign regulation to the listing agent who is engaged to market their property.

Finally, we need volunteers for the Sign Committee. If you would be interested in being of service to community, please contact me by e-mail or cell phone.

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