

Quail Hill Community Association
Real Estate Sign Rules and Regulations, October 21, 2005

I. General Provisions

- A. Article VIII of the CC&R's and the City of Irvine regulate all signs in Quail Hill Community Association. Consistent with these regulations, the Board of Directors has approved the following standards for "For Sale/Lease" and "Open House" signs. Homeowners listing their homes with a real estate agent are responsible for ensuring that the agent complies with these standards. Signs deviating from these standards may be moved without notice from the Common Area and stored at a central location for pick up within a reasonable timeframe. Realtors can identify their signs by placing their initials in the lower right hand corner. Signs not picked up within 15 days from the date they are removed will be disposed of at the owner's expense.
- B. All signs posted by realtors or homeowners must conform in color, design and size as described in Exhibit "A" attached hereto. It is the responsibility of the homeowner to assure that the 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: "For Sale/Lease"* The sign may be placed no further away from the dwelling unit than half the distance from the dwelling and the sidewalk. Condominiums, Town Homes, or other attached units must place sign in a landscape area other than the lawn if possible.
- B. Only (1) authorized sign advertising the lot or unit for sale or lease will be permitted within Quail Hill or any of its related sub associations.
- C. The total area of "For Sale/Lease" signs shall be contained within a 12" x 18" square area and must be professionally prepared on Masonite material. The approved sign format and color is on file and can be purchased at R.E.S.S. (Real Estate Signs and Supplies) 23252 Del Lago, Laguna Hills, CA 92653, (949) 855-1355.

- D. The top of the sign shall not exceed 4' above ground level.
- E. Only one sign is permitted per dwelling unit.
- F. No sign shall be attached to the ground by means other than a conventional white single vertical stake which shall not exceed 2" x 3" in diameter. Posts, pillars, frames, or similar arrangements are prohibited.

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 of 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. In no case can there be more than one (1) directional sign per corner.
- B. Open House signs are permitted between the hours of 7:00 a.m. and dusk. Signs left up past the designated timeframe will be removed from Common Area.
- C. Homeowners featuring "Open House" activities are not permitted to display flags, banners, balloons, or "makeshift" signs and must comply with the approved "Open House" sign format described in Exhibit "A".
- D. The total area of "open house" signs shall be contained within a 12" x 24" square area and must be professionally prepared on Masonite material. The approved sign format and color is on file and can be purchased at R.E.S.S. (Real Estate Signs and Supplies) 23252 Del Lago, Laguna Hills, CA 92653, (949) 855-1355.
- E. Developer is exempt from these restrictions during the sales phases, regardless of the duration of that period.