

**RESIDENTIAL DESIGN GUIDELINES
FOR
VERRADO**

ADDENDUM #3

AUTHORITY: Community Charter for Verrado, Chapter 5
Residential Design Guidelines for Verrado, Section 1.2

Senate Bill 1062 amended A.R.S. 33-1808 for planned
community associations with regard to For Sale signs

EFFECTIVE DATE: August 23, 2007

At the Design Review Committee meeting held August 23, 2007, the following change to the Residential Design Guidelines for Verrado dated June 1, 2004, was approved:

Section 4, Architectural Standards: Signs and Signage

Delete: (including, but not limited to, “for rent”, “for lease”, “for sale”, “open house”, and similar real estate signs)

Add: Verrado Community Association, Inc., For Sale/For Lease Signs and Open House Signage (attached)

1 Encl: Verrado Community Association, Inc., For Sale/For Lease Signs and Open House Signage

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ADDENDUM #3

For Sale/For Lease Signs and Open House Signage

August 23, 2007

The following amends the Residential Design Guidelines, Section 4, Architectural Standards, Signs and Signage, as it relates to the use of For Sale/For Lease and Open House signs:

For Sale/For Lease Signage

If erected in accordance with the following guidelines and the illustrations shown in Exhibits “A” and “B”, no prior approval is required to post a For Sale/For Lease sign:

1. One (1) Verrado specific approved For Sale/For Lease sign may be placed only in the front yard or in the window of owner’s property.
2. For Sale/For Lease sign shall not be permitted on fences, courtyard walls or any portion of any structure located on the property.
3. Sign Specifications: For Sale/For Lease sign must be in compliance with the specifications set forth in Exhibit “A” or “B” (*see attached signage specifications*).
4. No balloons, flags or other promotional material may be attached to the approved sign or any structure located on the property, except as shown in Exhibit A relating to contact information.
5. Only one flyer box (black in color only) may be attached to the approved sign post.
6. For Sale/For Lease sign must be removed from the property when the property is taken off the market or within seven (7) days after close of escrow. “Sold”, “Pending”, “In Escrow”, etc., riders are not permitted.
7. Directional signs are not permitted.

Property owners may select from one of the following:

Standard Sign (Exhibit “A”):

1. For Sale/For Lease sign shall be double-sided and a height of eighteen (18) inches and a width of twenty-four (24) inches.
2. For Sale/For Lease sign must be fabricated in accordance with specifications (*see attached Exhibit “A”*). A digital file of sign template shall be made available to property owners and related parties via www.Verrado.com and www.Verrado.net.
3. For Sale/For Lease sign must be mounted on a black H-Stake metal frame post designed to hold an eighteen (18) inch by twenty-four (24) inch sign that will also accommodate a six (6) inch by twenty-four (24) inch hanging rider. The sign shall be installed so that the top of the sign is no more than forty (40) inches above ground level.
4. For Sale/For Lease sign must be placed perpendicular to the curb or sidewalk a minimum of thirty-six (36) inches from the curb or sidewalk on owner’s property.
5. One double-sided rider, a height of six (6) inches and a width of twenty-four (24) inches may be attached. Rider shall contain real estate broker/agent contact information and company logo. No other images are permitted.

Enhanced Sign (Exhibit “B”):

1. For Sale/For Lease sign shall be a height of forty-eight (48) inches and a width of sixty (60) inches.
2. For Sale/For Lease sign must be fabricated in accordance with specifications (*see attached Exhibit “B”*). A digital file of sign template shall be made available to property owners and related parties via Verrado.com and Verrado.net.
3. For Sale/For Lease sign must be mounted on decorative H-Stake metal frame post (*see attached Exhibit “B”*). The sign shall be installed so that the top of the sign is no more than one hundred (100) inches above ground level.
4. For Sale/For Lease sign must be placed parallel to the curb or sidewalk a minimum of thirty-six (36) inches from the curb or sidewalk.
5. Sign rider is not permitted.

Open House Signage

1. One (1) Open House sign may be placed in the front yard on owner's property.
2. Open House sign can only be displayed on the property between the hours of 10:00 a.m. and 5:00 p.m. on Saturday and/or Sunday only and must be removed each night, even if the Open House event is to reconvene the following day.
3. Open House sign is restricted to one per event; in front of the home where the event is being held. Whenever there is an Open House sign displayed, there shall be a representative of the owner present on the property at all times.
4. Advertising riders, balloons, flags or other promotional material may not be attached to the Open House sign or any structure located on the property.
5. Advertising riders, flyers, tubes or containers may not be attached to the sign or any structure located on the property.
6. Directional signs are not permitted.
7. Open House sign (limited to 24" x 36" and not to exceed 40" in height) must be in good repair and well maintained.

Signs that do not comply with this Addendum of the Residential Design Guidelines for Verrado may be removed by the Association staff by way of a notice.

The Verrado Community Association may also elect to:

1. Have the sign removed by a third party at the owner's expense.
2. Levy a monetary penalty for the infraction.
3. Exercise any other remedy available through the Governing Documents or law for failure to comply with the Verrado For Sale/For Lease and Open House signage.