

**MONTGOMERY TRACE PROPERTY OWNER'S ASSOCIATION**  
**ARCHITECTURAL CONTROL COMMITTEE**

**GUIDELINES FOR 'Real Estate' SIGNS**

**SCOPE**

These Guidelines have been adopted by the Architectural Control Committee (ACC) to define standards and regulations which apply to 'Real Estate' signs placed within the boundaries of Montgomery Trace for the purpose of advertising property that is being offered for sale. 'Real Estate' signs shall be referred to hereafter simply as 'signs'.

**PURPOSE**

The purpose of implementing these Guidelines is to insure that all 'signs' are: a) neat and uniform, b) do not serve to clutter and become a nuisance to the neighborhood, c) do not detract from the overall esthetics of Montgomery Trace.

**GUIDELINES**

**1. Size**

The size of all property 'signs' shall not exceed 24 x 18 inches and shall be displayed in an appropriate, metal sign stand which is available from any sign company for a small fee.

**2. Lettering**

Lettering must be uniform block lettering. Lettering may be a purchased "stick-on" type, computer generated, or applied by a professional sign maker. Hand-written signs are not permitted.

**3. Placement and Number**

All 'signs' must be placed within the property lines of the real estate being offered for purchase. 'Signs' may not be placed within common easements. 'Signs' shall be limited to one sign per lot. Under no circumstances will 'signs' that are secured to trees, poles or fences be permitted.

**4. Commercial Real Estate Agency Signs**

Commercially printed 'Signs' provided by real estate agencies are permitted if such signs are not larger than 24 x 18 inches and comply with Items 3, and 4. Normal sign colors used by the real estate agency shall be permitted.

**5. Sign Maintenance**

All 'signs' must be regularly maintained. 'Signs' with faded paint and lettering, or 'signs', which have fallen into a state of disrepair, must be replaced or removed.

**WHEREAS** a majority of two-thirds (2/3) of the total membership of the Montgomery Trace Architectural Control Committee voted in person at it's meeting on June 10, 2003 to approve and promulgate these ACC Guidelines for Real Estate Signs effective as of the date of signature on this document.

**APPROVED:** Larry Scholtzman  
Chairman, Architectural Control Committee

**DATE:** June 10, 2003