

Radisson Community Association Architectural Standards Sign Policy

Article VI, Section 5 of the Radisson Declaration provides that signs are restricted in Radisson. Further, the Architectural Standards Committee (ASC) is authorized to adopt and promulgate additional rules and regulations relating to signs.

GENERAL

It is recognized that reasonable sign controls are needed in order to maintain the desired aesthetic qualities of the community.

PURPOSE

To prescribe policy and guidance for the use and placement of signs within the community by residents, corporate members and commercial businesses.

POLICY

1. REAL ESTATE SIGNS

(a) Use: Real estate “For Sale” or “For Rent” signs shall be permitted as long as they follow the intent of this policy and the Radisson Declaration.

(b) Type: Each real estate agency may use their existing signs as long as they are tastefully done. “For Sale by Owner” signs are permitted but must be commercially prepared and in keeping with the style, size, and type used by established real estate firms.

(c) Location:

(1) Signs shall be placed only on the front portion of the lot. Only one (1) sign per residential lot is authorized. No signs permitted to be attached to the exterior portion of a unit, landscaping, fence, tree, nor displayed in a window. Signs may not be placed on or adjacent to RCA Common Property. Variations to a sign location may be altered depending on a particular lot’s configuration and agreed to by the RCA.

(2) No signs shall be placed on the Willett Parkway medians or at the entrances into Radisson at the Willett Parkway or Drakes Landing Road intersections with Route 31; no signs shall be placed at the Glacier Ridge Road intersection with River Road. Moveable, temporary signs (i.e. open house) may be placed at other intersections within the community.

(d) Private Drives: Real estate “For Sale” signs are not permitted at the entrances to a private drive where multiple residential units are constructed. Real estate signs must be placed as specified in 1 (c) above. However, in recognition of the needs of homeowners, the RCA will upon

request of the homeowner or condominium association, place one (1) standardized "House For Sale" or "Condominium For Sale" sign at the entrance to the private drive.

(e) Condominiums: Real estate signs for condominiums shall follow the same guidelines as specified above with the following exception. Recognizing the special design characteristics of condominiums, the Board of Managers for each condominium association shall be authorized to establish additional policies and procedures regarding the installation, location and control of real estate informational signs located on condominium common property, provided that the signs are not found to be obtrusive or excessive by the Architectural Standards Committee.

All other aspects of this policy shall apply to condominiums.

(f) Apartments: Signs for apartments shall be limited to commercially designed and professionally constructed signs indicating the apartment's ownership or identity. All exterior signage must be approved by the ASC. Applications shall include drawings to scale, materials used and color scheme. The proposed location(s) shall also be indicated as well as any planned landscaping.

(g) Duration: Signs shall be removed from the residential lot within thirty (30) days upon the acceptance of a bonafide purchase offer. Signs may reflect that the property is "Sold" during this period. "Open House" signs shall be removed at the end of each day. Any sign left up after these periods may be removed by the RCA in accordance with Article XII, Section 3, Right of Abatement, which provides the Association the right to remedy any violation or breach of any covenant, condition, restriction, or easement contained in the Declaration.

2. COMMERCIAL ADVERTISING

Use: Except for real estate "For Sale" signs, no commercial advertising of any type or for any purpose is authorized on any residential lot or RCA Common Property. This includes commercial firms employed by residents to do work on their property, i.e., painting, remodeling, paving, etc.. Further, the use of street signs, directional signs, Radisson signs, lighting poles, etc. for the attachment of any advertising is not permitted. (Reference: Radisson Declaration, Article VI, Section 5, Advertising and Signs)

3. GARAGE SALE SIGNS

Use: Garage sale signs are permitted with the following restrictions:

(a) Garage sale signs shall not be permitted to remain more than three (3) consecutive days.

(b) Signs shall be no larger than 15 X 20 inches in size.

(c) Signs shall be immediately removed at the end of the garage sale.

(d) The least amount of signs shall be used to direct traffic.

(e) Signs shall not be placed at entrances into Radisson at the Willet Parkway and Drakes Landing Road intersections with Route 31; no signs shall be placed at the Glacier Ridge Road intersection with River Road. Moreover, no signs shall be placed on the medians of Willet Parkway. They may, however, be placed at the sides of intersections within the community.

(f) Signs may not be attached to any tree, pole structure, or sign in Radisson. Additionally, no signs shall be placed on RCA Common Property.

4. DEVELOPER, BUILDER, AND CORPORATE BUSINESS SIGNS

(a) Temporary Signs

Signs advertising new residential sub-divisions and development within Radisson are approved by the Developer.

Temporary signs within the Corporate Park are not permitted unless approved by the Architectural Standards Committee. Illuminated models are not permitted.

(b) Permanent Signs

Signs for commercial/industrial businesses located within the Corporate Park are approved by the Developer, and conform with the "Business and Industry Sign Controls" Guidelines.

5. MISCELLANEOUS SIGNS

(a) Common Property Signs

The RCA is authorized to erect appropriate directional signs, etc. along roads, walkways and recreational areas.

(b) Graduation Signs

Sign shall be no larger than 27" x 18". Only one sign may be installed in the front yard of the home and may be displayed up to seven (7) days at time of graduation, during the months of May or June only. The sign shall be tastefully done and must be commercially prepared. Signs may not be attached to any tree, pole structure, or sign in Radisson. Additionally, no signs shall be placed on RCA Common Property.

(c) Political Signs

One political sign may be displayed in a window facing the street. The sign may be displayed thirty (30) days before an election and must be removed three days after the election.

(d) Other Signs

No signs are permitted to be displayed in a window or attached to a unit or building, except as required by law and permitted by the RCA/ASC. Signs normally associated with construction, lot number, etc. shall be permitted.

VIOLATIONS

Failure to comply with this policy shall be a violation of the Radisson Declaration. The Architectural Standards Committee shall at its option take necessary action to enforce this policy under the provisions of the Radisson Community Association RCA/ASC Violation Abatement/Fine Policy.

RESPONSIBILITIES

(a) Owner

It shall be the owner's responsibility to adhere to this policy. Further, the owner shall be responsible to notify any agent, employee, or business who represents or does work for them of this policy and ensure its compliance.

(b) Architectural Standards Committee

The Architectural Standards Committee (ASC) shall ensure that this policy is implemented in accordance with the Radisson Declaration. The policy will be reviewed annually.

(c) Executive Director

The Executive Director shall have operational responsibility to execute the policy.

Effective: February 27, 2019