KING'S DEER
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SIGNAGE POLICY

Effective Date: October 20, 2026

1. BACKGROUND

This policy establishes standards for signs and displays within the King's Deer community to maintain neighborhood aesthetics, protect property values, and ensure a consistent, welcoming appearance throughout the development.

This policy applies to all residential lots, common areas, and entry points within the King's Deer HOA boundaries. All homeowners, tenants, and residents are required to comply.

2. GENERAL PROVISIONS

2.1. **Approval Requirement.** Except as expressly allowed in Section 3, exterior signage visible from the street or common areas require prior written approval from the HOA Architectural Control Committee (ACC). No sign may be displayed unless it is specifically allowed by this policy.

2.2. **Placement.** Signs must be placed entirely within the boundaries of the homeowner's lot. No sign may be placed in common areas, medians, or roadside right-of-way without Board authorization. Any signage located on the common areas may be removed and disposed of without notice.

2.3. **Height.** With the exception of "For Sale" and "For Rent", signs shall not be higher than 5 feet above the ground.

2.4. **Condition.** All signs must be professional and maintained in like-new condition. Faded, damaged, or illegible signs must be removed or replaced promptly.

2.5. **Responsibility.** The property owner bears all responsibility and liability for their sign(s), regardless of any HOA approvals, and regardless of who places the sign.

2.6. **Addresses.** To enhance emergency response, property owners are encouraged to post the street address of their property at the driveway entrance and clearly visible from both directions along the street.

2.7. **Compliance.** This policy shall automatically subordinate to any city, county, state or federal rules and regulations where and when it conflicts with those regulations.

3. AUTHORIZED SIGNS (No ACC Approval Required)

The following signs are allowed without prior approval, subject to the limitations listed:

Authorized Sign Type	Max Size	Max Quantity	Time Limit
For Sale / For Rent	6 sq. ft. (e.g. 24"x36") Max height of 6 ft. at any point	1 per street or public-use property bordering the lot	Duration of listing; removed within 30 days following sale or rent
Open House (event day only)	6 sq. ft. (e.g. 24"x36")	1 per lot	Day of event only

Authorized Sign Type	Max Size	Max Quantity	Time Limit
Electronic Pet Fence & Security / Alarm System	1 sq. ft. (e.g. 12"x12")	2 per lot	No limit
Temporary Contractor Signage (for services)	6 sq. ft. (e.g. 24"x36")	1 per lot	Max 30 days
Annual Community-wide Garage Sale Signs Announced by HOA	6 sq. ft. (e.g. 24"x36")	2 Individual garage-sale signs on owner's lot only.	May be posted only during publicly announced dates
Political / Election Signs *(formerly under non-commercial signage)*	12 sq ft. (e.g. 36"x48") unless further restricted by the county	1 sign per contested political office or ballot issue	45 days before to 7 days after election
Non-commercial signage (e.g. signs that express personal, civic, or informational messages rather than advertising a business)	6 sq. ft. (e.g. 24"x36")	1 per lot	Max 30 days

4. AUTHORIZED SIGNS (ACC Approval Required)

The following signs are allowed WITH prior approval, and subject to the limitations listed:

Sign Type	Max Size	Max Quantity	Time Limit
Builder Signs / New Construction (Must be custom-made)	6 sq. ft. (e.g. 24"x36")	1 per lot	Removed immediately following sale of the property

5. PROHIBITED SIGNS

The following are prohibited at all times without exception:

- Signs directing traffic to garage or yard sales
- Vinyl banners or portable reader boards
- Roof-mounted signs or signs attached to chimneys, trees, utility poles, fences, or community entrances
- Commercial advertising signs not related to temporary services on the property or the sale or lease of the property
- Signs that contain profane, offensive, or discriminatory language or imagery
- Signs in common areas without ACC approval or on neighboring lots without written owner consent
- Any sign not explicitly authorized by this policy

6. ENFORCEMENT

6.1. Notice of Violation. Homeowners found in violation of this policy will receive written notice specifying the violation and a 7-day cure period.

6.2. Fines. Failure to cure a violation within the specified period may result in fines in accordance with the HOA's current Fine Schedule, as amended from time to time by the Board.

6.3. Removal. The HOA reserves the right to remove non-compliant signs at the property owner's expense following the cure period.

7. VARIANCES

Homeowners may request a variance from these standards by submitting a written request to the ACC. The ACC will review requests within 30 days and may approve, conditionally approve, or deny based on community impact and consistency with the overall aesthetic standards of King's Deer.