

Scottsdale Ranch Community Association Signage Regulations

SIGNAGE

(CC&Rs, Article IV, Section 2(n), Page 16)

No signs whatsoever (including, but not limited to, commercial, political and similar signs) which are Visible From Neighboring Property shall be erected or maintained on any Lot or Parcel except: (i) Signs required by legal proceedings. (ii) Not more than two (2) identification signs for individual residences, each with a face area of seventy-two square inches or less. (iii) Signs (including "for sale" and "for lease" signs) the nature, number, and location of which have been approved in advance and in writing by the Architectural Committee. (iv) Signs of builders on any Lot or Parcel approved from time to time by the Association as to number, size, colors, design, message content, location and type. (v) Such other signs (including but not limited to construction job identification signs, builder signs, and subdivision, shopping center, apartment and business identification signs) which are in conformance with the requirements of the City of Scottsdale and which have been approved in writing by the Architectural Committee as to size, colors, design, message content and location or which conform with the Association's Architectural Guidelines.

Real Estate and Open House Signs

Pursuant to Arizona law, real estate signs may be placed on a Lot without any prior review or approval in accordance with A.R.S. § 33-441 and A.R.S. § 33-1808 pursuant to the following provisions:

1. The signs shall be commercially-produced signs indicating the property is for sale, for rent or for lease.
2. The size of the sign and the sign rider shall be in conformance with the industry standards. The laws define industry standards as a sign that does not exceed 18 x 24 inches and the sign rider shall not exceed 6 x 24 inches. No such sign may extend beyond a property Owner's Lot boundary.
3. For sale signs can only be placed on an Owner's Lot and are not permitted to be attached to a shared wall.
4. Open house signs as may not be prohibited by law are permitted and shall be used to direct traffic to a residence for sale.
5. All off-premise open house directional signs shall be allowed at a rate of one (1) sign per turning movement beginning at the residence for sale and allowed for a maximum of one (1) mile distance from the residence for sale.
6. All open house signs must also be placed in accordance with City of Scottsdale sign ordinances. The more restrictive rule prevails.
7. Open houses may only be conducted between the hours of 8:00 am and 6:00 pm and shall be used only when a salesperson or homeowner or homeowner's agent is present during the time of the open house.

Security Signs

1. Each yard is permitted one (1) security sign, which should not exceed 11"x14". The sign may state the name of the security company, its logo and phone number.
2. The security sign should be placed near the front entryway.
3. The security sign should be supported by a post that is painted or stained a color that is compatible with the residence.

Address signs

A maximum of two (2) street address identification signs consistent with the theme of the subdivision and with a face area of no more than 72 square inches are allowed at each residence.

Political signs

*(in accordance with AZ Statute §§ 33-1808 & City of Scottsdale Sign Ordinance
Sections 8.600 & 8.601 Temporary Non-Commercial Signage Regulations)*

1. Political signs are permitted no earlier than seventy-one days (71) before the day of an election and no later than three (3) days after an election day.
2. The size of political signs should not exceed a surface area of sixteen (16) square feet. Maximum height must not exceed ten (10) feet.
3. "Political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.
4. Campaign signs are prohibited in the public rights-of-way. Campaign signs can only be located on private property and must be twenty feet from back of improvements or edge of curb where no improvements exist.
5. The Association may not require signs to be commercially produced or professionally manufactured.

Please note - Some sub-associations within Scottsdale Ranch may have additional restrictions on signs. If a sub-association's requirements are more restrictive, their requirements will control for that subdivision to the extent they do not conflict with applicable law.