

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 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:

- a. The signs shall be commercially-produced signs indicating the property is for sale, for rent or for lease.
- b. 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.
- c. Signs can only be placed on an Owner's Lot and are not permitted to be attached to a shared wall.
- d. All off-premise open house directional signs shall be allowed at a rate of one (1) sign per intersection to designate a turning movement beginning at the residence for sale and allowed for a maximum of six signs and a maximum of one (1) mile distance from the residence for sale.
- e. All open house signs must also be placed in accordance with City of Scottsdale sign ordinances. The more restrictive rule prevails.
- f. 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.
- g. All signs placed on SRCA property that violate these provisions will be removed by SRCA staff and be available for pick up at the SRCA association office during normal business hours.

Any questions, please call SRCA Administrative office at (480) 860 -2022.