

For Sale, Re-Sale & For Lease Sign Standards for Snoqualmie Ridge

Purpose: The standards have been developed to establish and maintain sign communications appropriate to a high quality environment. They allow for reasonable level of consistency helping to foster a sense of community, yet provide flexibility to address specific needs. They will foster accessibility and long-term environmental quality in Snoqualmie Ridge.

- 1. Size and Shape:** The size for all For Sale, For Rent, and For Lease signs will either be : 24” wide by 30” tall for signs to be placed in the front yard; or 18” wide by 24” tall for signs to be placed in the front planting beds. Signs for vacant land “Lots” will be 18” wide by 24” tall. The shape of all signs must be rectangular.
- 2. Color & Font:** The colors of all signs must be the approved PMS colors for Snoqualmie Ridge. They are as follows: 4545 Ivory & Black. In all cases, Ivory is the background color while black will be used for all copy, which must be “Albertus” style. In order to allow for differentiation between builders homes & individual neighborhoods, builders may have a unique sign color palette for each neighborhood. This color palette can deviate from the approved Snoqualmie Ridge PMS colors provided that a written request and a sign comp is submitted to the Sales & Marketing Manager prior to installation.
- 3. Model Homes:** Model or display homes whose purpose is to demonstrate a builder’s style and finish and is representative of other homes currently being built by the builder, may have a Model Display Sign. This sign is not to exceed 4’ by 4’ and possessing double posts in PMS 1605/ Cedar. Please submit sign comps to the Sales and Marketing Manager for review prior to installation. This sign is permitted for a sales office only. A sales office is defined as a model home that is staffed a minimum of 4 days per week.
- 4. Logos:** Builder and/or agent logos are permitted however, they *must* be in black.
- 5. Placement:** For Sale, For Rent, and For Lease signs are *limited to one sign per property*. These signs must be placed in the front yard or front planting beds (see point 1. above for size restrictions) of the home without extending into the public right-of-way. No signage is permitted on any fence or any other structure throughout Snoqualmie Ridge. All 24” wide by 30” tall signs to be placed in the front yard must be mounted on a painted 4” by 4” post in PMS 1605/Cedar and the top of the sign and post must have a maximum height of 5’, from grade to crown. All 18”

wide by 24” tall signs to be placed in the front planting beds must be mounted on U-shaped metal stakes. Double-sided signs will be considered as one sign.

6. Attachments: An information box may be attached to the aforementioned post to provide information and/or brochures specific to that property. A rider may be placed on the sign when a sale is pending or “sold by”.

7. Directional Signs: These signs must use the approved Snoqualmie Ridge colors mentioned herein. Directional signs may be placed for the purpose of Resale Homes only. No more than four directional signs are permitted per home. Directional signs are prohibited on Snoqualmie Parkway. The size must be 24” wide by 6” tall and mounted on a stake no more than 1 & 1/2” wide. Height from grade to top of staked sign will not exceed 14”.

8. Open House A-Boards: Real estate agent A-boards are allowed for the purpose of open houses only. The house must be staffed and all A-boards must be removed by sundown. A-boards left overnight are subject to removal. No A-boards will be permitted on Snoqualmie Parkway. The dimensions for said A-boards are not to exceed the standard size of 2’ tall by 2’ wide. For the purposes of this document the definition of an open house includes re-sale or for lease homes only. New homes fall under the category of model homes and are part of our comprehensive directional sign program.

9. Golf Course Homes: In recognition of the unique situation concerning homes and lots fronting the Snoqualmie Ridge Golf Course, we will permit one sign in the backyard (in addition to the one sign permitted in the front yard). The criteria is as follows: colors must conform to the aforementioned guidelines, maximum size of sign is 12” x 8”, lettering no larger than 1 1/2” font size, in black “Albertus” Style, post must be painted PMS 1605/Cedar, be 2” x 2” and no taller than 3’, and information/flyer boxes are only permitted in white. The herein-mentioned sign must be placed within the seller’s property. Please note: any sign placed on golf course property will be removed and discarded.

10. Current Listings: All properties For Sale, For Rent, or For Lease prior to May 15, 2002, may use their current signage until the home is sold/leased, providing that it conforms to the previous Snoqualmie Ridge Sign Standards.

11. Compliance: The following actions will be taken should a “For Sale” or “For Lease” sign be found in violation of the aforementioned compliance standards: Notice will be given via telephone and in writing to the listing agent or owner informing him/her of the violation. An appropriate sign placement alternative will be provided. All sign(s) not removed or properly placed within 48 hours will be removed under the direction of the ROA and are subject to disposal.

Visual representations of the signs appropriate for Snoqualmie Ridge are attached.