

Sun City Lincoln Hills Open House Signs

All Open House signs used within Sun City Lincoln Hills must be of a specific style, size and color. An image of the specified sign is shown below.



Sun City Lincoln Hill compliant signs may be purchased at the Placer County Association of Realtors. The office address is 270 Technology Way # 100, Rocklin CA 95765. Their phone number is 916-624-8271.

It is suggested that the owner of the sign fasten a business card or write their name and phone number on the inside area of the sign.

Excerpt from Real Estate Sign Guidelines

2.10.2 Description of the Open House Directional Sign ("Sign"). The sign shall be an 18" x 24" maroon (color: Sherwin Williams Mahogany SW 2838) panel with beige (color: Benjamin Moore 966) lettering, border, and directional arrow stating only "Open House". The font style and size is American Garamond (Bold) and 3.75 inches, respectively. The sign shall be mounted on a 25" X 30" black metal "A" frame or "tent out". An "A" frame or "tent out" will be considered as one (1) sign. Signs shall be provided by the Placer County Board of Realtors. No additional writing or attachment of any nature (balloons, streamers, etc.) may be on any sign. However, the business card of the person/entity holding the open house may be fastened to the top inside corner of the "A" for identification purposes. This card may not be visible from the front or back of the sign.

2.10.3 Placement/Use/Removal.

- a. No signs may be placed within Sun City Lincoln Hills at Recreation Centers/ Lodges, Sports/ Complexes/Plazas, Maintenance Facilities, Commercial Developments, on any part of the golf course, or at the entrance to any street, parking lot, or service road leading into these areas.
- b. No signs may be placed at any entrance to Sun City Lincoln Hills.

Real Estate Sign Guideline – Complete

2.10 Real Estate Signs. The sign regulations are intended to provide all Owners with an opportunity to sell or lease their property with the same consistent policy. Only one (1) regular and customary real estate sign advertising a home for sale or lease may be placed on an Owner's property. Such sign shall be located wholly within the Lot being advertised. No sign shall be placed in any window of the home. Customary is usually defined as a residential sign twenty-four inches by twenty-four inches (24"x 24"), and may be double-sided, professionally printed, and hung from a residential style four-inch by four-inch (4"x 4") pole mounted in the front yard area. No more than two (2) riders may be attached to the sign. The overall height of the sign shall not be less than four feet (4') or higher than six feet (6') or as otherwise restricted under any Lincoln City Ordinance.

2.10.1 Open-House Sign. Directional signs which give directions to a house which is for sale or lease to which the public is invited for a walk-in inspection are permitted only as provided for in the following guidelines and will be observed by all Real Estate Brokers and/or Salespersons licensed by the State of California Department of Real Estate or any other state in the U.S. for the governance and use of Open House (directional) Signs within Sun City Lincoln Hills. These guidelines apply equally to homes for sale, for or lease. All provisions in these guidelines also apply to any "For Sale by Owner" situation in which home held open by an Owner or any unlicensed person or entity representing an Owner or Owner's Estate.

2.10.2 Description of the Open House Directional Sign ("Sign"). The sign shall be an 18" x 24" maroon (color: Sherwin Williams Mahogany SW 2838) panel with beige (color: Benjamin Moore 966) lettering, border, and directional arrow stating only "Open House". The font style and size is American Garamond (Bold) and 3.75 inches, respectively. The sign shall be mounted on a 25" X 30" black metal "A" frame or "tent out". An "A" frame or "tent out" will be considered as one (1) sign. Signs shall be provided by the Placer County Board of Realtors. No additional writing or attachment of any nature (balloons, streamers, etc.) may be on any sign. However, the business card of the person/entity holding the open house may be fastened to the top inside corner of the "A" for identification purposes. This card may not be visible from the front or back of the sign.

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- b. No signs may be placed at any entrance to Sun City Lincoln Hills.
- c. No signs may be placed on sidewalks, driveways, curbs, or streets, including medians. Sign(s) will be placed no more than one foot (1') from the inside edge of the sidewalk or curbing provided they are placed on grass or bark. No signs will be placed within flowerbeds or set on or in shrubbery.
- d. Signs will only be placed at corners of intersecting streets. An intersection with four (4) corners may have no more than one (1) sign on each corner (a limit of four (4) signs per intersection) provided the directional arrow on each sign points in a different direction for a total of four (4) directions. An intersection with two (2) corners may have no more than one (1) sign on each corner and a total of two (2) signs per intersection provided the directional arrow points in a different direction for a total of two (2) directions.
- e. A maximum of six (6) signs for any one (1) residence holding an open house. This number includes any conforming Open House Sign posted in the front yard of the home open for inspection. Only one (1) Open House Sign may be posted in the front yard. A "For Sale" or "For Lease" sign may also be posted in the front yard provided it conforms to the guidelines set forth in Section II (F) of these Design Guidelines and Section 8.09 of the CC&Rs. No other signs, banners, balloons, or any other manner of advertising or identification may be displayed in the yard.
- f. Signs must be on display only when the home is open for inspection. Signs are permitted on Saturday, Sunday and holidays only, and shall not be placed before 11.00 a.m. on either day. Signs must be removed immediately upon conclusion of the open house or no later than 5:00 p.m. of the same day.
- g. Signs must be displayed at ground level. No sign may be placed on a vehicle or otherwise elevated. Stacking of signs is prohibited.