

Appendix D

SUN CITY ROSEVILLE

REAL ESTATE / OPEN HOUSE SIGN GUIDELINES

The following guidelines will be observed by members of the Placer County and Sacramento Associations of Realtors ("Realtors"), real estate brokers and/or agents as well as Owners, for the governance and use of Open House (directional) signs within Sun City Roseville.

1. Description of the Open House Directional Sign

The sign shall be a generic sign which may be purchased from the Placer County Association of Realtors. This sign is an "A" frame sign that is eighteen inches by twenty-four inches (18"x24") with forest green (color) lettering and a directional arrow stating only "Open House" on a plain white panel. No additional writing or attachment of any kind (e.g. balloons, streamers, etc.) will be on any sign. Hand-lettered signs will not be allowed.

2. Placement / Use / Removal

- a) Signs will be on display only when the home is open for inspection. Sign Placement must adhere to City of Roseville Sign Ordinance, under Title 17 of the Roseville Municipal Code which states: *"No more than 5 Open House signs may be displayed and Open House signs may only be shown during the open house and must be removed daily. Real Estate and Open House signs are not permitted on any city property or landscaping, sidewalks, clear vision triangle, or within any right-of-way"*.
- b) Signs may be displayed at Association Common Areas at major street intersections within the community on grass or bark areas only. Signs may be displayed on private property at interior street intersections with Owner's permission only.
- c) Only one (1) sign may be displayed at any given location. Signs may be "stacked" to allow for realtor departures at different times. A maximum of (5) signs are allowed.
- d) One (1) Open House sign, provided by the Association, is allowed at each of the three (3) entrances to the community: Del Webb Blvd at Blue Oaks Blvd, Sun City Blvd at Pleasant Grove Blvd and Del Webb Blvd at Fiddymont Road. It is the responsibility of the realtor to request placement of the sign from the Community Standards Office by 3:00pm on the Thursday before the weekend it is to be displayed.
- e) Signs will be allowed only on Saturday, Sunday, and Holiday Mondays and/or Fridays (e.g. Martin Luther King Day, President's Day, Memorial Day, Labor Day, Columbus Day, Veteran's Day, and any other Holiday which occurs on a Friday or Monday in a given year). They may be placed between 11:00a.m. and up to one (1) hour after the conclusion of the Open House, but no later than 5:00p.m. of the same day.
- f) Sign Spinners are prohibited within or at the entrances to the community.

3. Responsibility for Signs

Each individual Realtor (broker/agent) will be responsible for the purchase, storage, placement, and take down of their respective sign(s), except the Association shall be responsible for the signs placed by the Association at any of the three (3) entrances.

4. Individuals (Residents) Selling – Open Home and Conformance

All Provisions contained herein will apply in any "For Sale by Owner" situation. Each individual person selling their own home will be responsible for compliance related to any Sign.

5. Enforcement and Conformance with Local Provisions and Ordinances

A violation of any provision herein may result in consideration by either the ARC or the Compliance Committee for recommendation to the Board for an amendment to, or deletion of, these Open House Sign Guidelines. Notwithstanding anything contained herein, each individual Realtor (broker/agent) shall comply with all applicable local laws, rules or ordinance pertaining to signs.

6. Interpretation

The ARC and the Compliance Committee have the authority and discretion as to the interpretation of any provision in these Open House Sign Guidelines. Any decision rendered by the ARC with respect to any provisions contained herein is final.

Section 3.04 cont'd

(iv) ARC approval is not required for the installation of low-voltage or solar walkway and accent lighting as long as the following requirements are adhered to: Fixtures must not exceed twenty-four (24) inches in height. The color of the fixtures must be brown, black or copper tones or natural metal patina. No colored glass or colored bulbs are permitted. Fixtures should be spaced so that the minimum number of lights is used to produce low-intensity lighting, not to exceed one (1) light every two (2) feet. Landscape lights must be non-flashing and not cause unreasonable glare to Neighboring Property, passing motorist and Common Areas.

(v) Lights in trees, shrubs and Decorative Features are not allowed except during the winter holiday season (November 15 – January 15).

(k) Street Theme Decorations. The permanent use of Street Theme Decorations is subject to the restrictions for Art Sculptures & Statues outlined in 3.04(a) above. Street Theme Decorations may be used on a temporary basis as part of Holiday and Special Occasion Decorations as described in 3.04(i) above.

(l) Yard Decorations. The use of Yard Decorations (clay, masonry, glass, wood or metal objects) is subject to the restrictions for Art Sculptures & Statues outlined in 3.04(a).

(m) Signs.

(i) Commercial Definition: Commercial Signs are those signs which display a written message and which are issued by a trade or business, are made of wood, metal, or durable plastic, and placed on a residential property.

- (A) Sun City Roseville allows two-sided real estate signs. These signs may not be hand-lettered. Per the City of Roseville Municipal code Section 17.10.150 (Real Estate signs), "An individual home or a vacant Lot for an individual home is permitted one on-site freestanding real estate sign not to exceed six (6) square feet in area and six (6) feet in height." As defined by the City of Roseville Planning Department, the six (6) square feet in area includes all sign riders. In addition, Municipal Code Section 17.10.150 specifies that "Real Estate signs shall be removed upon sale or lease of the property."
- (B) Residents are permitted to post a sign from a security/alarm company providing services to their Residence. One (1) single-sided sign (maximum one hundred forty-four (144) square inches and/or two (2) feet in height from finished grade) may be placed in the front and rear yard where it is visible to persons approaching the house. Additionally, a sign (maximum sixteen (16) inches square) may be placed in a window.
- (C) "Open House" directional signs which give directions to a house which is for sale are permitted (reference Appendix D).
- (D) Contractor/vendor signs are prohibited except during the time the contractor or vendor is physically working at the property. Maximum size of six (6) square feet.

(ii) Durable Non-commercial Definition: Durable Non-commercial Signs are those which display a written message, are not issued by a trade or business, are made of wood, metal, or durable plastic, and placed on a residential property to inform the public of specific directions or prohibitions pertaining to their property.

Estate Sales within Sun City Roseville

Estate Sales are allowed within Sun City Roseville under the following conditions:

1. Sale is held entirely inside the home. Association Rules Part A, Section 1.01(d)(iii)
2. Garage door must remain closed at all times except during removal of purchases. Association Rules Part A, Section 1.01(d)(iii)
3. Items for sale cannot be on display in front yard or driveway.
4. One (1) sign is allowed at the property only. The city of Roseville Sign Ordinance 17.10.070 applies. No additional advertising is allowed within the community.
5. Estate sale representatives are responsible for the conduct of their customers.
6. Estate sale representatives must monitor traffic caused by the sale. Vehicles cannot block public access to the street or to neighboring properties.

ASSOCIATION RULES

Part A: RULES FOR USE OF THE COMMON AREA

Section 1.01. Personal Conduct.

(a) Responsibility.

(i) Residents shall comply with the Governing Documents (CC&R's, Bylaws and Association Rules).

(ii) Members are responsible for the compliance of their families, guests, employees, licensees, and tenants with the Governing Documents (CC&Rs Section 9.04(a)).

(b) Standards of Conduct.

(i) All residents are expected to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, use of profanity, or actions which are otherwise abusive or disruptive will not be tolerated and may lead to disciplinary action.

(ii) Residents shall recognize that Association employees have the legal right to carry out their duties in a peaceful work environment. Residents shall not direct or discipline employees and shall not act in an abusive or disruptive manner or in any such way that interferes with this right. Any resident who has a problem with an employee shall report such problem(s) directly to the Executive Director.

(c) Enforcement.

(i) Cases involving Standards of Conduct by members or their tenants or guests shall be documented for presentation to, and potential action by, the Executive Director and the Hearing Panel.

(ii) All other violation cases shall be documented for presentation to, and potential action by, the Executive Director, the Compliance Committee, and the Hearing Panel.

(iii) All violations can result in disciplinary sanctions and/or fines against the member and, if applicable, the tenant.

(d) Business Activities.

(i) Any business activity conducted by a resident on a lot is prohibited which:

- (A) generates traffic or noise;
- (B) involves employees, contractors or clients in a residence, or
- (C) involves the use of signage displayed on the lot or on vehicles, regardless of whether or not such activity would be permissible under City ordinances (CC&R Section 8.16).

(ii) Such prohibited business activities include, but are not limited to:

- (A) real estate, insurance, or financial offices offering a client services from the residence;
- (B) beauty salons and similar personal services;
- (C) pet services;
- (D) garage sales; and
- (E) sales of specialized merchandise.

(iii) Estate Sales are permitted only if:

- (A) held entirely inside of the house, with the garage door remaining closed at all times except during removal of purchases;
- (B) no type of directional signage is displayed within Sun City Roseville;
- (C) only one (1) on-site sign advertising the sale shall be permitted;
- (D) the maximum size of sign shall be six (6) square feet in area and four (4) feet in height;
- (E) the sign shall only be displayed during the term of the sale.

Example of Open House sign (size and color) that meets the Sun City Roseville Design Guidelines Appendix D Requirements

Sun City Roseville Design Guidelines Appendix D

Description of the Open House Directional Sign ("Sign")

The Sign shall be a generic sign which may be purchased from the Placer County Association of Realtors. This sign is an "A" frame sign that is 18" X 24" with forest green (color) lettering and a directional arrow stating only "Open House" on a plain white panel. No additional writing or attachment of any kind (e.g. balloons, streamers, etc.) will be on any sign. Hand-lettered signs will not be allowed.



Signs can be purchased for a small fee from:
Placer County Association of Realtors
270 Technology Way Ste. 100
Rocklin, CA 95765
(916) 624-8271



Public Works
Building Inspection
311 Vernon Street
Roseville, California 95678-2649

City of Roseville Code Enforcement Program

Sign Regulations

The City of Roseville's Code Enforcement program would like to take this opportunity to familiarize, inform, and educate the Community within the City of Roseville. Since our goal is to serve our community through voluntary compliance, Code Enforcement has put together a list of the various Roseville Municipal Codes relating to signs that could serve as a helpful resource.

Signs are an essential element of any community. As such, their location, number, size, design, and relationship to each other and to other structures has a significant influence upon a community's appearance and welfare, and a resultant effect upon a viewer's perception of the community. Signs serve a useful purpose in communicating a message, whether commercial or otherwise.

Where signs are not properly regulated, they contribute to visual clutter, confusion, aesthetic blight, and create an unpleasant impression. They may cause traffic hazards and impede rather than enhance commerce. In such situations, signs may fail to achieve their original objective of communication. Failure to appropriately regulate signs adversely affects the public health, safety and welfare.

Property and facilities located within the public right-of-way, such as utility poles, benches, hydrants, bridges, sidewalks, traffic sign posts, and similar structures are not by tradition or designation a forum for communication by the general public. The City of Roseville wishes to preserve these structures for their intended purpose, which is the safe, efficient, and pleasant movement of vehicular and pedestrian traffic, and the safe operation of utility systems.

The sign regulations are necessary to preserve items and structures located within the public right-of-way for their intended purposes, and to prevent the visual clutter, blight, and traffic hazards caused by signs.

Section 17.04.650 Sign.

- "Sign" means any device, structure, fixture, or placard displaying graphics, symbols, and/or written copy for the primary purpose of communicating with the public, when such image is visible from any public right-of-way.

Chapter 13.28 Encroachment Definitions

Section 13.28.020(B)

- "Encroachment" means any type of construction or work, or the placing of any object or thing, whether permanent or temporary, within a public street.

Section 13.28.020(E)

- "Public street" includes any public right-of-way, highway, street, sidewalk, easement or other area or thoroughfare, whether improved or unimproved, which is owned by or under the control of the City."

In addition, the "landscape strip" (area between the street and the sidewalk) also applies to this code.

Please note that signs must not be placed in the streets, sidewalks, easements, and/or public right-of-ways.

Chapter 13.28.010 Encroachment Permit Required

- It is unlawful for any person to perform any type of construction, or to place an encroachment of any kind, within the public street right-of-way without first having obtained an encroachment permit to do so from the Public Works Director/City Engineer of the City. The City of Roseville does not issue encroachment permits for signs.

Chapter 17.10 Signs Exempt from Permits

Section 17.10.070 Garage/yard sale signs.

- Garage/yard sale signs are exempt from the fee, permit and sticker provisions of this title provided, however, that such garage/yard sale signs shall comply with the following regulations:
 - A. No off-site signs relating to the sale shall be permitted.
 - B. Only one on-site sign advertising the sale shall be permitted.
 - C. The maximum size of sign shall be six square feet in area and four feet in height.
 - D. The sign shall only be displayed during the term of the sale.

Chapter 17.12 Prohibited Signs

Section 17.12.010 Prohibited signs.

- It is unlawful to erect, reconstruct, alter, maintain or place and no permit shall be issued for the following types of signs:

What is the Sign Ordinance?

The City's Sign Ordinance, Title 17, Roseville Municipal Code is the set of regulations that govern signs and was established by the Roseville City Council. The ordinance regulates the types of signs allowed or prohibited, locations, and the permitting process.

What is a Sign?

A sign is any structure, figure, character, picture, or device and all of its component parts, used to announce to the public any business, service, event, or activity.

Do I need a Permit?

Most signs do require permits. Below are some examples of the more common sign types requiring approval by the City's Planning & Redevelopment Department:

- ♦ Wall Signs (e.g. in shopping centers)
- ♦ Free standing Signs
- ♦ Monument Signs
- ♦ Streetlight Banner Signs

Generally, wall sign permits are processed and approved over the counter. Please call first to find out what documents, drawings, and fees are required. This will help ensure that the permit can be approved.

"But, My business is in a Shopping Center..."

Businesses in shopping centers may have different sign regulations in addition to those covered in the Sign Ordinance. If you are not sure whether you are in a shopping center, or which sign regulations apply to your business, please call Planning & Redevelopment at 916-774-5276.

What does a Permit cost?

Permit costs depend on the type of sign. There is a \$88.00 Planning sign permit application fee, a \$60.00 Building plan check fee, and a Building permit cost that is based on the valuation of the sign. A Service Representative in the Building Department can help you determine how much your specific sign permit will cost. Costs are subject to change without prior notice. Call 916-774-5332.

Are any Signs not allowed?

If you have a sign displayed without a permit you can be issued a court citation, and may be required to pay additional fines or penalties. You will also be required to obtain the permit and bring your sign into compliance with the City's ordinance or remove it.

If you are not sure whether you have a permit, you can find out by calling Planning & Redevelopment at 916-774-5276. The City's Code Enforcement Department makes every effort to bring signs into compliance with the ordinance.

Several types of signs are expressly prohibited in the City of Roseville. These include:

- ♦ Inflatable signs (including balloons)
- ♦ Off-site signs
- ♦ Temporary, portable, or a-frame signs
- ♦ Moving/flying or flashing signs
- ♦ Roof mounted signs
- ♦ Vehicle mounted signs, or vehicles displayed as signs
- ♦ Home business signs

Businesses with these types of signs are asked to remove them immediately.

Are any Signs exempt?

The following are examples of sign types that are exempt from the permit fee, permit process, and ordinance. Restrictions may apply so you should contact the Planning & Redevelopment Department first for a complete set of requirements.

Real Estate & Open House Signs

Real Estate and Open House Signs may be exempt from the permit and fee requirements provided they comply with the following.

- ♦ Freestanding real estate signs may be placed on buildings or property that are for sale or lease. These signs can not exceed 6 sq. ft. in area and 6 ft. in height.
- ♦ Developed or vacant property may display 1 on-site freestanding real estate sign for every 1000 lineal ft. of street frontage, not to exceed 32 sq. ft. in area and 6 ft. in height per sign.
- ♦ Real Estate signs shall be removed upon sale or lease of the property.
- ♦ No more than 5 Open House signs may be displayed and Open House signs may only be shown during the open house and must be removed daily.
- ♦ Real Estate and Open House signs are not permitted on any City property or landscaping, sidewalks, clear vision triangle, or within any right-of-way.

