



Attention Lakemoor Builders:

In order to limit the proliferation of real estate signage for open houses, the HOA is instituting the following guidelines for sign placement. **HOA Board members will remove all signs, flags, balloons, and misc. that do not comply with HOA guidelines.** The members will take all non-complying materials to the Lakemoor sales trailer location. The builder/agent will have to come and pick-up the materials within 15 days of their removal otherwise they will be disposed of.

OPEN HOUSE SIGN POLICY

- ❖ NO signs are allowed to be placed on any round-a-bout or island within the subdivision.
- ❖ NO signs may impede vehicular or pedestrian traffic.
- ❖ NO flags or balloons are permitted on real estate signage.
- ❖ NO signs should be placed along Colchester Blvd.
- ❖ Open house signs may be placed only on days and during the time in which an open house is occurring. They must be removed immediately after the close of the scheduled open house.
- ❖ ONE sign may be placed at the main entry to the area of open house (E.g. if the home is in Phase 1-3 or 5, one sign may be placed at either the entry off Lakebrook and Colchester or the entry off Brookwater and Colchester. If the home is in Phase 4, one sign may be placed at its entry at Brookwater and Colchester.)
- ❖ ONE open house sign total may be placed at any main entryway (gate area). If another realtor has an open house occurring simultaneously and already has a sign posted at the main entry, no additional signs are necessary as there is already a sign in place indicating an open house is occurring in that gated section.
- ❖ ONE sign may be placed at the entry to the road on which the open house is occurring. As mentioned above, if there is another open house occurring simultaneously on the same street, only one sign is allowed total at that intersection.
- ❖ ONE sign may be placed in the driveway or yard at the property with an open house.

******In addition to the open house sign guidelines above, please review the following supplementary sign guidelines that need to be followed.

We thank you in advance for your assistance in following this policy and monitoring activity related to such.



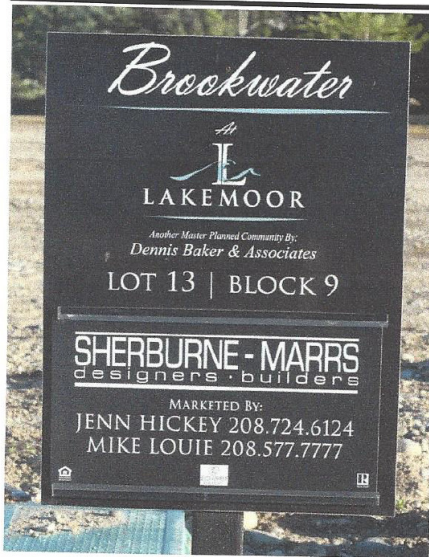
GENERAL SIGN GUIDELINES

- * The developer Lot sign must be in view on vacant and building Lots. This sign may contain builder and realtor contact information (as shown on the following page).
- * The Architectural Committee is willing to review individual submittals for Lot owners in regards to adding an additional builder sign that is of good quality (not standard metal frame styles).
- * The Architectural Committee previously approved for small sized alarm company signs to promote safety in the neighborhood. These signs may not be larger than 12"x12" and must be placed back from the front of the property and sidewalk area so that it is only conspicuous upon approach to the entryway.
- * Driveway barricades of good quality are allowed during the time they would normally be utilized.
- * No other subcontractor, amenity or other sign types are allowed. (e.g. NW Energy Star, separate Model Home, _____ Painting, etc.) Private Residence signs may be considered on a case-by-case basis for occupied residences which may be adversely affected by neighboring model homes or open houses.
- * Real estate signs may designate a Lot as being sold however the sold sign should be removed no later than 30 days after the sale is completed, or upon occupancy of the home, whichever occurs first.

If you would like to submit for approval on a builder sign of good quality, please return an architectural request form along with the design specifications to our office. Forms are available at www.lakemoorhomeowners.com. Requests for Private Residence signs may be sent to Shurie@dev-services.com for ACC consideration. Please include an explanation of the need for the sign.



Lakemoor Sign Policy CC&R'S only allow 2 signs per lot and this sign must be up during the marketing period.



1st Sign

No options

Builder and Realtor on Sign

Contact Realsigns to have them make up what you want in this location.

The second sign

Builder Sign or Realtor Sign



Builder Signs must be submitted to Developmental Service for approval.

Open House signs and directional signs must be removed at the end of the open House. No signs on the round-a-bouts. No balloons or flags period. The HOA will remove them when they see them.

LAKEMOOR HOMEOWNERS ASSOCIATION
c/o Development Services Inc.
9601 W State Street, Suite 203, Boise ID 83714
(208)939-6000 FAX: (208)939-6118