

***Foxcroft Owners Association  
For Sale Sign Requirements***

**I. GENERAL**

A. Article IX, section 1 of the covenants states that:

(k) Signs. No sign of any kind (including "For Sale" signs and information boxes) shall be displayed to the public view on or from any Lot, Street, the Common Area, or on or from within any structure (including in windows) located on any Lot, except (i) those signs approved in writing by the ARB;

The purpose of this restriction is to prevent a proliferation of unsightly signs and to maintain the residential character of the community. These restrictions apply to all signs within the Foxcroft community, including both business/commercial and non-commercial signs. Signs meeting the criteria herein will be deemed to have obtained prior written approval from the ARB. All other signs are subject to the prohibition stated in the covenants. In addition, no illumination of any kind is permitted on any type of sign. No signs are permitted at the entrances to Foxcroft except for special real estate promotional events (e.g., open house) on the day of the event only. All signs for events must be removed immediately after the event. The ARB reserves the right to revoke the signage approval at any time, upon any ground, including purely aesthetic considerations, which in the sole and uncontrolled discretion of the ARB seems sufficient.

**II. "FOR SALE" SIGNS**

A. Size and Content.

A single rectangular "For Sale" sign may be placed on a lot. The size of these signs may not exceed 4 square feet.

B. Attachments.

All attachments must fit within the limitations of the sign size.

C. Location.

1. A sign shall be placed only within the boundary lines of the property.
2. A sign shall be placed only on the portion of a property adjacent to a named Foxcroft street. Any other location is in violation of this policy.

D. Quality/Construction.

Signs shall be constructed of materials not subject to short-term (less than one year) deterioration.

E. Method of Installation.

Signs shall be supported by stakes or rods driven into the ground. Supports shall not be greater than 1-1/2" x 1-1/2". Signs shall not be attached to or leaned against trees, houses or other structures.

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**F. Number**

For Sale signs are limited to one per residence. If any sign is placed in the area of right-of-way adjacent to the Foxcroft entrance, no sign shall be allowed on that Lot within Foxcroft.

**F. Removal.**

1. Any sign permitted under this section (II. "FOR SALE" SIGNS) shall be removed within ten (10) days after the closing date for sale of the property.
2. Any sign placed in violation of this section (II. "FOR SALE") shall be subject to removal by the Foxcroft Homeowner's Association without prior notice at the expense of the property owner.

**III. OPEN HOUSE SIGNS**

**A.** Signs advertising Open House events shall be permitted, subject to the following restrictions:

1. "Open House" signs shall be displayed only on Sundays and Tuesdays, between the hours of 10:00 AM and 6:00 PM;
2. The size, height and location restrictions set forth in paragraphs II. A. and II. C. of this Policy shall apply also to "Open House" signs.

**B.** Directional signs, containing only an arrow and the words "Open House," shall be permitted, subject to the following restrictions:

1. Directional signs shall be permitted at intersections only, along a direct route from Southern Parkway to the street where an Open House is located;
2. The display of directional signs shall be subject to the same time restrictions set forth in paragraph A.1. of this section III;
3. Where such directional signs are used, they shall be placed only adjacent to street signs. Not more than one directional sign shall be permitted for any one direction at any one intersection.

**C.** Any Open House sign found to be in violation of this section (III. OPEN HOUSE SIGNS) shall be subject to removal by the Foxcroft Homeowner's Association without prior notice at the expense of the property owner.