



**MASTER ASSOCIATION SIGN GUIDELINES**

The following guidelines will be observed by all real estate brokers and/or their agents licensed in the State of Nevada, or any other state in the United States for the governance and use of signage within Somerset. These guidelines apply to properties for sale. Somerset production home builders are exempt from these guidelines but must seek sign approval from Somerset Development Co. All for lease and/or for rent signs are prohibited per CC&R's Section 17, Sign and Flag Restrictions:

"For lease" signs are expressly prohibited. "For Sale" signs are allowed only in strict conformance with the Design Guidelines, and then only with the approval of the Committee.

All provisions in these guidelines also apply to any "For Sale by Owner" situation in which property is being sold by an Owner or any unlicensed person or entity representing an Owner or Owner's Estate.

**1. Description of the For Sale Sign:**

The preferred sign vendor is Signs By Tomorrow, 775-853-6990. Signs produced by a vendor other than Signs By Tomorrow will need approval from Somerset Owners Association before being printed and posted.

Only one real estate sign is allowed. The sign shall be 18" high x 24" wide. Any variation will need approval from Somerset Owners Association.

Verbiage must include the Somerset logo, name, and Master Planned Community template, the wording For Sale, your Real Estate Firm and phone number, and any other information required by city or state ordinances.

Colors: All colors are Avery Vinyl per Signs By Tomorrow, 775-853-6990  
Background: Almond A8210  
Logo: Chocolate Brown A6290  
Copy: Dark Green Opaque A6693

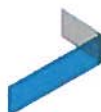
No additional writing or attachment of any nature (balloons, streamers, etc.) may be on any sign. However, one "Take One" container, which is only large enough to hold 8.5 x 11 medium or smaller, may be secured to the sign.

Riders: Maximum rider is 23" wide x 5.5" high  
Limit one rider per sign  
Rider colors must match the color requirements  
The only text allowed on the rider is the name of the listing agent and contact phone number.

**2. Placement/Use/Removal:**

No sign(s) may be placed on Somerset Parkway or any other street within Somerset, within Somerset at Recreation Centers/Lodges, Sports Complexes/Plaza, Maintenance Facilities, Commercial Developments, any part of the golf course, or at any intersection leading into these areas.

No sign(s) may be placed at any entrance of Somerset.





# Somerset Owners Association

## Sign Guidelines

RES# SOME.0010.02

One sign only allowed per property and must be placed on the front of the property. No signs are allowed on any portion of property facing any golf course.

Sign shall be placed on property only.

Sign may be placed in the mow strip.

No sign(s) may be placed on sidewalks, driveways, curbs, or streets, including medians. Sign(s) will be placed no more than one foot (12 inches) from the inside edge of the sidewalk or curbing provided they are placed on grass or rock/mulch areas. No sign(s) will be placed within flower beds or set on or in shrubbery.

Sign(s) must be displayed at ground level. No sign may be placed on a vehicle or otherwise elevated.

### 3. Responsibility for Signs:

Each individual Real Estate Broker, Owner, or representative of Owner or Owner's entity is responsible for the purchase, maintenance, storage, placement, and prompt removal of their respective sign. In any case, the owner is ultimately responsible for making sure his/her agents comply with the Guidelines and may be subject to penalties for failing to do so.

### 4. Open House Signs:

Open House signs are allowed the following stipulations:

Guidelines for placement/use/removal as state in this document apply to Open House signs.

Signs cannot exceed 18" x 24" and cannot be elevated. No additional writing or attachment of any nature (balloons, streamers, etc.) may be on any Open House sign.

Only one (1) Open House sign per property may be placed on the property during the hours and on the day of the open house and must be removed when the open house closes.

### 5. Human Signs:

Human Sign(s) are not permitted within Somerset. Not on Somerset Parkway or any other street within Somerset, within Somerset at Recreation Centers/Lodges, Sport Complexes/Plaza, Maintenance Facilities, Commercial Developments, any part of the golf course, or at any intersection leading into or out of these areas.

### 6. Security System Notification Signs:

Owners or Residents having security systems in their homes and wish to place a notification sign of such on the exterior of the unit shall be permitted to post one (1) sign within three feet of the front entry door and/or one (1) sign within three feet of a rear entry door. These signs shall be no larger than one (1) foot wide by one (1) foot high. The signs shall be attractively displayed and the top of the sign will have a height no greater than fifty-six (56) inches above the finished grade of the Lot. Wording on the sign should be kept to a minimum, basically stating that there is a security system and the name/logo of the service provider. A single notification sticker may also be placed per window assembly. These stickers shall be no larger than three (3) inches wide by three (3) inches tall and be attractively displaced in the lower left corner of the lowest pane of glass on the interior.



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7. Neighborhood Watch Signs:

Those neighborhoods that become officially involved with the City of Reno Neighborhood Watch Program shall use only the signs approved by that program. Written approval from the Aesthetic Guidelines Committee is required for their quantity and placement locations.

8. Beware of Dog Signs:

Owners or Residents shall be permitted to post one (1) "Beware of Dog" sign on or near the front gate to a fenced yard. The sign shall be approximately nine (9) inches by eight (8) inches or approximately seventy-two (72) square inches in size. The top of the sign shall be installed at a height no greater than fifty-six (56) inches above the finished grade of the Lot. The sign shall either be white with red lettering or red with white lettering. Words/language on the sign should be kept to a minimum, stating only "Beware of Dog" or "Danger-Dog."

9. No Soliciting Signs:

Owners or Residents shall be permitted to post "No Soliciting" signs near or on the front door, or in the front yard near the entrance to the courtyard. Such "No Soliciting" signs shall not exceed one (1) foot in height if placed in the ground. Any such sign shall not exceed a size of thirty-six (36) square inches (i.e. three inches by twelve inches) whether placed in the ground, on the front door, or in a window near the front door.

10. Enforcement and Conformance with Local Laws and Ordinances:

It will be the responsibility of the Somerset Owners Association to enforce the terms of these guidelines as they may relate to the use of any sign. A violation of any provision of these guidelines may result in review by the Aesthetic Guidelines Committee (AGC) or the Community Standards Committee (CSC) with a recommendation to the Board of Directors for further action. Notwithstanding anything contained herein, nothing shall relieve any individual from complying with any local law, rule, or ordinance pertaining to signs.

11. Interpretation:

The AGC and its Administrator has the sole authority and discretion as to the interpretation of any provision in these Real Estate "For Sale" Sign Guidelines. Any decision rendered by the AGC with respect to any provision contained herein is final. Notwithstanding anything contained herein, the Developer shall be allowed to install any sign(s) necessary for the purposes connected with the development of Somerset and/or as may be described in the Declaration.





**CUSTOM SPEC-HOME SIGN GUIDELINES**

All Custom Spec Home\* Signs must be submitted for approval to the Aesthetic Guidelines Committee (AGC).

Signs shall be no larger than 24" wide x 36" high. Description and design to be submitted to the AGC must include plot plan showing where sign on the home site will be located, layout/design of sign, materials, posts, and colors.

It is strongly encouraged that earth tone colors be used (i.e. rust, eggshell, sage, eggplants, cocoa, etc). Posts must be painted.

Signage must be maintained in good condition (straight and clean) at all times.

There is a limit to one sign per property. Signage must be placed in the front of the home and cannot be visible from a golf course.

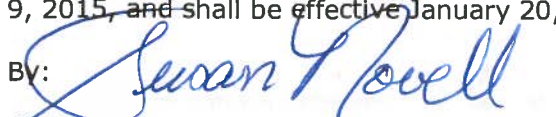
Spec Home builders are allowed one approved builder sign and one approved real estate "For Sale" sign. The For Sale sign must follow the guidelines as indicated in the *Somerset Sign Guidelines*. The builder sign and real estate signs cannot have duplicate message.

\*A Custom Spec Home is a home built on a custom home site by an independent contractor for the purpose of resale.

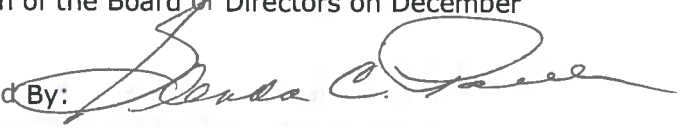
**POLICY DATES**

The Sign Guidelines Policy was duly adopted by the action of the Board of Directors on December 9, 2015, and shall be effective January 20, 2016.

BY:

  
President – Somerset Owners Association

Attested By:

  
Secretary – Somerset Owners Association

