

## **Comprehensive Sign Policy**

Issue Date: August 1, 2015 Updated by September 29, 2016 BOD vote, **May 13, 2019 BoD update**

Policy Term: From Issue Date Until Revised by New Issue

### **FOR SALE / FOR RENT Signs on Properties**

**There are NO Directional signs allowed in Halifax Plantation.**

**Open House sign Rules Are limited as stipulated below.**

**Any sign that is in violation of this policy will be removed and brought to the HOA office. The sign will be held at the HOA office for pickup with a fee of \$5 per sign. Signs left at the HOA office more than 2 weeks will be sent to a dumpster.**

#### **General Rules Applying to All Sections of the Community**

1. For the Sale/Rent, Signs will be **no larger 18 by 24 inches** and be printed professionally to the HOA specifications attached. The Applicant name and/or logo or the words "BY OWNER", phone number and/or website may be on the sign below the sale or rental words. When an agency is the Applicant, a broker or salesperson name may be added but, in a font, smaller than the Agency name. **Signs must have a white background, dark hunter green line border and information text in the dark hunter green color used on all Halifax Plantation signage.** **Balloons, streamers or any enhancement of the sign is not permitted.** The sign mounting is a single post painted green.
2. Only one Sale/Rent sign per house is permitted at the front, corner or side of the house and located a minimum of 10 feet from the curb and 5 feet from any sidewalk. If a property is on the Golf Course, any additional sign must conform to the same as the sign in the front and be setback at least 5 feet from the rear property line. Approval may be granted by the HOA for an additional sign if special conditions exist.
3. All Signs displayed by unit owners must adhere to the same specifications above, but the agency name may be replaced with "By Owner". To ensure proper display of the signage, the Unit Owner should notify the HOA, and if applicable their sub association, prior to displaying any signage.
4. No directional signs are allowed at any time.
5. "Open House" Signs should preferably be hung on the "for sale" sign located at the property for sale. If not possible, that sign should must be located next to the For-Sale sign. The open house sign shall conform to the dimensions and color scheme attached to these rules.
6. In no event shall these signs be placed on common areas or on golf course easements.
7. Non-conforming signs will be removed by the HOA.
8. For any signage not addressed by these DRC rules and regulations, the HOA must be contacted by the homeowner for prior review and possible approval prior to the placement of signage.

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### **Specific Rules for all MULTI FAMILY Sub Associations except for those with more restrictive sign rules.**

The HOA has always restricted signs in these Sections areas because the density of the housing and the tendency to have several units on the market at any given time. Multiple “For Sale” or “For Rent” signs in a dense area would be unsightly and inconsistent with the image the HOA wants to present to prospective residents. Therefore, HOA policy prohibits all signs on front lawn areas of these subdivisions. However, signs in the front porch area are permitted (as specified below) to notify the public that a home is for sale or rent without cluttering the street view. Contact subhoa for their requirements. **However, note that individual sub-associations may impose and publish additional restrictions if their Board of Administrators determines that it is in the best interest of that community. Residents and Agents should check with each sub-association as to the current additional restrictions which may apply in those neighborhoods.**

1. “For Sale” or “For Rent” signs will be permitted only if placed in a front window, or immediately in front of the unit on the front porch area (or if no porch area, within 3 feet of the garage structure of the home. The HOA and sub association should be informed when a sign is being installed.
2. Signs will be printed professionally according to the HOA specifications (see Sample or email office for copy). Only an agency name and/or logo, agent name and phone number, and website may be on the sign below the sale or rental words. Signs must have a white background, dark hunter green line border and information text in the dark hunter green color used on all Halifax Plantation signage. Balloons, streamers or any enhancement of the sign is not permitted.
3. Only one sign per residence is permitted. Golf Course, any additional sign must conform to the same as the sign in the front and be setback at least 5 feet from the rear property line.
4. Signs displayed by unit owners must adhere to the same specifications above, but the agency name may be replaced with “By Owner”. The Unit Owner must notify the HOA and sub-association (if applicable) prior to displaying the window sign.

## **Other Signage**

### **Garage / Estate / Tag Sales**

**Garage, Estate or Tag Sales Are NOT ALLOWED within Halifax Plantation Phases II & III as of September 29, 2016 Board of Director vote.**

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### **Lawn Treatment Notices**

Lawn spray companies are required by law to post small signs to indicate chemicals are recently applied. These signs shall be no larger than 8x12 inches and removed by the homeowner after the statutory requirement has expired. These notice signs shall not be a full display signage advertising the vendor.

### **Security Signs (Alarm Company Notices)**

In accordance with Florida statutes, each house is permitted to have one company notification sign standard for that Alarm company (not to exceed 8x12 inches), in front of the home but not to exceed 5 feet from the building structure. A second sign is permitted on the golf course frontage not more than 5 feet from the structure if the home is on the golf course or on the rear frontage not more than 5 feet from the structure if the rear yard abuts a street. In addition, window stickers (not to exceed 5x8 inches) are permitted at various locations in the house.

### **Beware of Dog / Invisible Fence Signs**

Unless required by local statute or mandated by a governing authority, beware of dog signs will not be approved for display at the front of a home. "Invisible fence" and the corresponding marker flags may be displayed during installation and for a reasonable period after installation so that passers-by will be informed that un-tethered dogs are restrained in some fashion by the invisible fence. To aid in the education of other residents about the fence, the homeowner must submit a DRC form detailing the installation date and the approximate date on which the signage will be removed.

### **Specialty Signs (Birthday, Pink flamingos, baby birth, marriage, return from military service, etc)**

To allow residents the enjoyment of their home during special personal events, birthday signs and lawn notices such as the Florida tradition of pink flamingos will be permitted for three days: day before, day of and day after the birthday or special event. The office must be notified of these events so that calls from other residents can be properly handled.

### **Builder Signage/ Contractor Signage (for new construction or repairs)**

Signs of this nature, except those required by statute, must be submitted to the DRC for approval of size and content. These signs must be located a minimum of 10 feet from the curb, may remain only as long as the contractor is active on the site, and must be removed no later than the day after the final Certificate of Occupancy is issued, the work permit expires or the contractor has left the site whichever first occurs.

Halifax Plantation Phases II & III Homeowners Association Inc.  
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### Political Signs, Candidate Signs

No political or election signs are permitted in Halifax Plantation.

### Violation of Policy

Violations of these rules may cause the imposition of fines on the Owner of the residence displaying the signage. Therefore, it is the obligation of the Homeowner to inform Real Estate Agents of these sign policies (copies available on the HOA website). Fines for a first offense shall be \$25, but continued disregard or negligence of HOA notifications may impose multiple fines.

Questions regarding the implementation of these policies should be directed to the Design Review Committee (DRC) at 386-275-1087 or by email to HalifaxHOA@gmail.com. Residents, Real estate Agents and Contractors should check periodically with the HOA office to insure they have the most recent publication of the Rules and Regulations.



This is a sample of the FOR SALE / FOR RENT sign. It is 18 inches high and 24 inches wide. Speedi Sign in Ormond Beach 386-258-1183 and Palm Coast Sign 386-445-2720 have the setup and logo.

The sign can also be made with the logo lower and a rectangle sign. This sign is mounted on a single, hunter green wood post and installed in the location according to the rules.

Other sign vendors may email [HalifaxHOA@gmail.com](mailto:HalifaxHOA@gmail.com) for the logo.

**All signs are WHITE with Dark Hunter Green Text only. No other color is allowed**

**Open House sign is no bigger than 12 high by 16 inches wide**