

January 1, 2023

To: Whom it May Concern

From: President of Laurel Ridge Property Owners Association, John Welker

Subject: Real Estate For-Sale Signs Standards and Guidelines

This Memo is a slight update to the letter previously posted on the LRPOA website in February, 2019. It is based on recent changes in the Architectural Review Committee Standards and Guidelines that are effective on January 1, 2023. The changes from the previous document are highlighted in yellow.

In the February, 2019 document notice was given that beginning on February 1, 2019 the LRPOA would no longer provide sale signs for properties listed within the community but that the signs will need to continue to be in conformance with Section 12 of the ARC Standards and Guidelines:

***“Section 12. Signs.** No sign of any kind shall be displayed to the public view on any Lot, except one sign of not more than five (5) square feet advertising the property sale or lease. “For Sale” or “For Lease” signs shall be in accordance with the Laurel Ridge Design but be provided by the listing broker/agent. The signs shall adhere to the above-mentioned restrictions of five (5) square feet; and additionally, the frame shall provide space for an agent contact information rider. **Construction sign.** A sign specifying the construction company shall be permitted if it is less than five (5) square feet and is designed for jobsite (Contractors and Subcontractors) identification for the property. No signs, flags, banners, or similar items advertising or providing directional information with respect to activities being conducted within or outside Laurel Ridge shall be displayed or posted within Laurel Ridge.*

Notwithstanding the foregoing, the Board of Directors shall have the right to erect entrance sign, street signs, directional signs, and such signs as they, in their discretion, deem appropriate.”

Some additional notes regarding what Laurel Ridge considers best practices regarding best practices for real estate for sale signs:

1. Maintain your signs in an upright position. This can be difficult if the sign is not well-anchored into the soil. Many the sites where signs are placed have rocky soils that provide extra effort so they don't fall down when windy conditions occur
2. Place the LRPOA Lot # on the sign. This is the same number as shown on the map in the LRPOA website. In the Buncombe County GIS data base this is the same number as the “Sublot” number.
3. When the lot or dwelling has been sold or it is no longer your listing or not for sale – remove the sign.

The LRPOA has a small excess inventory of the signs that were previously provided to real estate agents. Whether you are a licensed real estate agent or in a sale by owner situation, if you want to use one of these signs for a property sale within Laurel Ridge, you can contact me at my LRPOA e-mail address: president@laurelridgepoa.com