

# Laurel Ridge

Property Owners' Association, Inc.

1 Sugar Maple Drive, Black Mountain, NC 28711

---

Dear Managing Broker,

This letter is to inform you and your colleagues of a change in the Real Estate Sign requirements in the community of Laurel Ridge. At the November meeting of the Laurel Ridge POA Board, the members unanimously voted to modify the requirements for Real Estate Signs. Effective February 1<sup>st</sup>, 2019, the Laurel Ridge POA will no longer provide sale or rent signs for properties listed within the community. However, the requirement that the signs meet the current design remains. This new requirement will "grandfather" any existing listings, but as of the effective date, all signs for new listings will be required to meet the new requirements. The change puts the responsibility for provision and maintenance of the signs on the Realtor. The following is the excerpt from the Laurel Ridge Architectural Review Committee Guidelines which govern signage within the community.

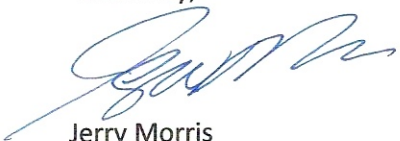
"Section 12. Signs. No sign of any kind shall be displayed to the public view on any Lot, except one sign of not more than five (5) square feet advertising the property for sale or lease. "For Sale" or "For Lease" signs shall be in accordance with the Laurel Ridge Design, but be provided by the listing broker/agent. The signs shall adhere to the aforementioned restrictions of five (5) square feet; and additionally the frame shall provide space for an agent contact info rider. A sign specifying the construction company shall be permitted if it is less than four square feet and is designed to identify the property to contractor's employees or subcontractors. 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."

The intent is that signs fit in your standard frame with provision for your firm's ID rider. You may of course obtain the Laurel Ridge design sign from wherever you so choose; however, should you choose to use the supplier that had been utilized by Laurel Ridge, please contact me at below and I will be happy to provide the information.

Additionally, any existing signs on properties that do not have specific ID riders on them will be removed. The owner and listing agent/broker will be notified, but a new/replacement sign shall be provided by the listing agent/broker.

Should you have any questions, please don't hesitate to contact me.

Sincerely,



Jerry Morris

President, Laurel Ridge Property Owners Assoc.

[president@laurelridgepoa.com](mailto:president@laurelridgepoa.com)

(c) [703.855.9295](tel:703.855.9295)