

Shagbark Property Owner's Association Sign Regulations

The purpose of the sign regulations is to maintain a standard which provides for a means for the use of signs in the community for typical purposes while maintaining guidelines to exclude signs that are offensive or otherwise obtrusive to the nature of the community. No signs of any type are permitted in Shagbark except for those that meet the following guidelines. You may use any sign company or source as long as the resulting sign is in compliance with these requirements. The Board reserves the right to require an owner, rental company and/or real estate company to change a sign if it is deemed to not meet the following guidelines and/or appear obtrusive in nature by the SPOA Architectural Review Committee (ARC).

Personalized signs indicating the name of a property or the name of the owners. Examples would be "The Smiths", "Biltmore_", "Private Residence", etc. These types of signs should be small, no larger than twelve inches by twenty-four inches in size, and should be done in a rustic or at the very least a non-obtrusive style. Acceptable examples would include signs routed out of wood and or signs done in earth tones (muted shades of brown or green with black, brown or white lettering). Brass or bronze signs or aluminum signs made to look like brass or bronze are permitted. These signs may be placed at the end of a driveway, on a lamppost, on a front porch, etc. and should be on the subject property. Multiple signs are not permitted nor are "This way to ... " or directional signs. Signs must be professional in appearance, should not look homemade, and should complement and not detract from the structure as well as the overall neighborhood.

"For Sale" signs are permitted only if they meet the following restrictions. The sign cannot be larger than 24 inches by 24 inches in size (the size of a "typical" real estate company signs at 18"x24" or 24"x24"). It shall be mounted on a steel or galvanized wire post/stake. Mounting signs on large wood posts (e.g. 4"x4", etc.), trees or other supports is not permitted. If a real estate company is not involved, the sign may say "For Sale by Owner" and it is recommended that it contain information to include: contact phone number(s), the owners name and the lot & section numbers. The sale price may also be included but is not required. Lettering and printing shall be professionally or commercially done; no homemade or handmade signs are permitted. In the case where a standardized, pre-printed "For Sale by Owner" sign is utilized, a phone number may be hand printed in the provided blank space although the use of vinyl stick-on letters is preferred.

No directional, arrow, or signs of the "House/Property For Sale-This Way" type are permitted. In addition to the "For Sale" sign itself, a small container or holder designed to dispense an informational handout is permitted. It must be attached to the sign and must be designed in a manner that does not allow the enclosed materials to blow out or otherwise be a nuisance; this holder must be unobtrusive and may be black, white, or clear in color, there is no restriction or limitation on the content or nature of the enclosed printed material.

"Rental" type signs of the type intended to identify an overnight rental or make it easier to find by guests are permitted only with the following restrictions. Signs must be no larger than twelve by eighteen inches in size and must be brown, green, or black in background color. They may be made of wood, synthetic materials made to look like wood, brass or bronze or similarly appearing aluminum, or painted metal, the sign may include the name of the property and/or an identifying number used by a rental company, the name of the rental company, and a phone number. The official County 911 address should appear on the sign. The words "For Rent or For Rental Information Call" may not appear on the sign. No other words, logos, drawings, or any other of figures or representations are permitted. Additionally, lettering must be black or white only and must be professional in appearance and cannot exceed 4 inches in height. Again, such signs must be on the subject property and should be at least ten feet from the road's edge. Rental signs cannot display the name of an agent or the number of the property owner unless the property owner is renting the property himself and not utilizing an outside agency.

Combined Rental/Personal Signs of the type intended to identify an overnight rental or make it easier for guests to identify are permitted only with the following restrictions. Signs must be no larger than twelve by twenty-four inches in size and must be brown, green, or black in background color. They may be made of wood, synthetic materials made to look like wood, brass or bronze or similarly appearing aluminum, or painted metal. The sign may include the name of the property, the Official County 911 house number and street name, the name of the rental company and a company phone number. The words "For Rent" or "For Rental Information Call" may not appear on the sign. No other words, logos, drawings, or any other figures or representations are permitted. These signs may be placed on a post on the owner's property as close the road as possible so emergency vehicles and guests may read them. They may not be placed on telephone poles or trees.

The following applies to all signs.

Note that Shagbark is not responsible for signs that are destroyed or damaged as a result of mowing or cleaning of ditches or other maintenance routines. Although individual signs do not have to be approved prior to being placed on property, please be aware that any sign deemed not in compliance with both the spirit and the letter of the above restrictions shall be subject to being removed and destroyed. No signs are to be hung on telephone poles or trees. Over time, if a sign is not maintained and becomes frayed, damaged, or otherwise unsightly, it may be similarly removed and destroyed. If in doubt about compliance, it is in your best interest to get the sign approved before installing it. You may contact any sign company for assistance.

For more information, you may call the Office at 865-429-3838 or ask any Board member.

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