



SIGN RULES NOTICE

Dear Realtor:

As you are aware, Steiner Ranch is a premier master planned community nestled in the beautiful hill country of central Texas. Our community offers a variety of amenities, schools and now convenient shopping that is attractive to homebuyers from all over the country.

With regards to marketing a property "For Sale", the Association has always had sign restrictions that allowed for one (1) "For Sale" sign on the front of the lot where a house is for sale. The rules also allow one (1) Open House" sign to be displayed with the "For Sale" sign on the front of the lot on the day of the open house. Although agents have posted additional unauthorized open house directional signs throughout the community, the Association has not implemented strict enforcement of the sign rules until this time.

The number of unauthorized open house directional signs and all other types of temporary signs in Steiner Ranch has escalated, as well as the complaints from residents, to the point the Board of Directors was compelled to take action. In doing so, however, the Board decided not to revert to the pre-existing "No temporary sign" rule and to allow the temporary use of "Open House Directional Signs" under very specific requirements. Therefore, only the Open House Directional Signs that meet the following criteria will be allowed in Steiner Ranch:

OPEN HOUSE DIRECTIONAL SIGNS

Sign Specifications:

Open House Directional Signs must be 12"x 18", metal or corrugated plastic, stock brown background, with white lettering in the approved Steiner Ranch layout and design, and mounted on a single 42" black metal post. Signs that meet the Steiner Ranch Open House Directional Sign requirements are available for purchase at:

STOKES SIGN COMPANY
1902-C HWY 620 S.
Austin, Texas 78734
(512) 263-7446

Realtors may use the sign company of their choice as long as the signs match all aspects of the signs manufactured by Stokes Sign Company.

Sign Placement:

The Association makes no representation that placing a sign anywhere permitted by these rules achieves compliance with governmental sign ordinances, and individuals placing signs are solely responsible for ensuring compliance with all governmental agencies. Signs will not be considered in violation of community rules if they are placed as follows:

Steiner Ranch Community Associations ★ 12550 Country Trails Lane ★ Austin, Texas 78732
Office (512) 266-7553 ★ Fax (512) 266-9312

Open House Directional Signs are limited to one (1) sign per agent per change of direction at an intersection corner in the landscaped area (turf or planter bed) between the curb and sidewalk or a maximum of three feet (3') back from the curb when no sidewalk is present. However, at no time will more than three (3) Open House Directional Signs be allowed at the same intersection corner pointing in the same direction. Multiple Open House signs pointing in the same direction must be placed within three inches (3") of one another and in line to appear as one sign. If more than three (3) Open House Directional Signs are located at the same corner pointing in the same direction, the Association will confiscate one of the violating signs. **Open House Directional Signs are not allowed in any other location, including both entrances to the community, along roadways and medians.**

No item is allowed to be attached to Open House Directional Signs, including but not limited to; streamers, balloons, flags, etc. Signs in violation of the above criteria will be confiscated.

Approved Open House Days:

Open House Directional Signs are only allowed to be displayed on approved Open House days, Saturday or Sunday. Open House Directional Signs are not allowed on any other day. Open House Directional Signs are allowed to be displayed up to two (2) hours prior to the Open House and must be removed no later than two (2) hours after the conclusion of the Open House.

Sign Identification:

Realtors may identify their Open House Directional Sign by attaching their business card to one corner of the sign or by writing their company's name, the agent's name and/or phone number within a 2" high by 3-1/2" wide rectangular area at one corner only. Signs that do not comply with the sign identification rules will be in violation and will be confiscated.

No other Open House signs, Open House Directional Signs or any other temporary sign will be allowed within Steiner Ranch unless otherwise approved in writing by the Board of Directors prior to display. All signs in violation of this Sign Standard will be confiscated and disposed of. Signs that are purchased at Stokes Sign Company that meet the standard but are in violation due to placement will be confiscated and held at the Association office for 7 days. If the signs are not claimed within that timeframe, the signs will be disposed of. In addition, **violating this Sign Standard may result in a fine being assessed to the Owner of the property where the Open House is located.**

If you have any questions regarding the Sign Standard, please contact the Association office, (512) 266-7553.