



Design Guidelines

Approved by the CROA Board of Directors on 08/25/2009; effective for applications received on or after 10/01/2009.



SIGNS – HOME AVAILABLE

PLEASE NOTE: DEVIATIONS OF THE DESIGN GUIDELINES MAY BE CITED AS VIOLATIONS OF THE CELEBRATION COMMUNITY CHARTER WITH FINES OF \$100/DAY PER VIOLATION ASSESSED AGAINST THE PROPERTY OWNER.

A single design is used in Celebration to identify homes which are available for purchase. The "Home Available" sign is used in place of any type of "For Sale" sign.

Signs may be purchased from various sources provided they meet the specifications contained in this Design Guideline. The majority of Home Available signs used in Celebration have been provided by: Fast Signs (shop: 407-809-1527).

This Design Guideline applies to non-condominium residential properties in Celebration. Signs are not permitted at condominium residences.



Sign specifications:

- Oval shape, 18" wide by 12" high, two ovals per post.
- Both sides of each panel and edges must be finished and painted white.

- A ¼” PMS 567C Green pinstripe around the perimeter of the oval.
- No graphic images.
- Text is PMS 567C Green, Cheltenham Roman font, mixed case (NO ALL CAPS), applied to one side of each oval.

Optional Rider specifications:

- Rectangular shape, 18” wide by 6” high.
- Background is white, text is PMS 567C Green.
- Text only; no graphic images.
- Both sides of each panel and edges must be finished and painted.
- Text is PMS 567C Green, Cheltenham Roman font, mixed case (NO ALL CAPS), applied to one side of each oval.

Sign Assembly specifications:

- Post is a standard 2x4, 5’ in length, the base cut to a point, painted PMS 567C Green (semi-gloss exterior enamel) on all surfaces.
- Sign Faces are mounted with the top of the oval flush with the top of the post.
- Optional “rider” is mounted with the top of the rider mounted flush to the bottom of the oval.
- Mounting is with 3” screws, screw heads painted to match the area of the sign where it is attached.

Sign and Rider Text specifications:

- All text is centered.
- Text on the oval:
 - 1st line: “Home” in 2” high letters (placement may not be changed, size may not be reduced).
 - 2nd line: “Available”, in 2” high letters (placement may not be changed, size may not be reduced).
 - 3rd line: “By Owner” or name of real estate agency.
 - 4th line: Phone number.
 - 5th line: Contact name (or second phone number).
- Text on the rider:
 - Maximum of two lines: email address, website, 800 number.
- “More is Less” – the less text on a sign the more readable it is, particularly from a distance.

Sign Location and Installation specifications:

- Post must be located on the property which is for sale. This **does not** include the area between the sidewalk and the curb which is owned by the Celebration Community Development District.
- Post must be “planted” firmly in the ground and freestanding (thus, not tied or strapped to anything else, or leaning against something).
- Twelve inches of the post should be in the ground, making the top of the sign 48” above ground level.
- The sign faces are perpendicular to the street.
- Post should be located approximately six feet to the right of the walkway leading to the home (when looking at the front of the home), and approximately one-third the distance between the sidewalk and the home. If this location is unsuitable (for example, front fence or hedge obscures the sign) sign may be located elsewhere provided it remains on the owner’s property provided all other conditions are complied with.

- Care should be given to avoid damaging landscaping, irrigation lines or underground utilities.
- Post must be vertical (not planted at an angle or leaning)
- Nothing may be attached to the sign, optional rider, or post (thus, no “info tubes”, plan boxes, lights, flags, balloons, flowers, etc.)

Maintenance

- All signs must be in “perfect” condition when initially planted.
- Property owner is responsible for regularly checking sign condition and maintaining as needed, including (but not limited to):
 - Adjust post to ensure it is vertical, not leaning
 - Clean sign faces as needed
- Sign text may not be changed in the field; replacement panels must be ordered with changed text and installed.
- Signs which are in disrepair, dirty, or otherwise not presentable will be cited by the Association as violations of the Community Charter.