



The Ranch Offices on Market Street
20555 North Pima Road, Suite 140
Scottsdale, Arizona 85255
Tel 480.563.3284

Custom Lot Signage Standards

The Covenant Commission has standard signage designs for custom lots which lot owners and their development team may use on vacant and under-construction custom lots. A standardized design maintains the quality and vision of DC Ranch and Silverleaf that is compatible with the Master Sign Plans used throughout the community.

The Commission allows fabrication of Custom Lot signs by vendors of the homeowner's or builder's choice with the following review and quality control process by the Covenant Commission:

- Owner or Contractor must submit an application for a sign with a review fee.
- The application will include a proof of the sign for Covenant Commission approval.
- Upon approval of the proof for the sign, the Covenant commission will issue a permit.
- An Inspection of the installed sign will be required against the approved proof.
- Non-conforming signs will be a violation which the owner or builder must correct.
- A re-inspection fee will be required if the first sign is not approved.

The sign standards have been in use at DC Ranch and Silverleaf since 2008. A small address-only sign has been included for owners who do not want the marketing effect of the larger sign. Either the large sign or the small address sign will be required. The primary purpose of signage is to identify the lot for inspectors, subcontractors, and material deliveries. Placement of the sign must be at the front of the lot where access is designated. Only one sign is allowed per lot.

There are two versions of the Silverleaf sign. One includes a rendering of the home and information about the house. This version can only be used after a design has been approved by the Covenant Commission. The other version has lot identification and owner/builder/designer identification but no specific house information. This sign can be used prior to approval of a design and through construction of the home. There is one version of the Country Club sign which can be used for vacant lots and lots under construction. No renderings or house information may be displayed on signs for the Country Club neighborhood.

Approved signs may be installed on vacant lots after the owner purchases the lot and design work is in progress and has been brought into the Covenant Commission for review. Signs may not be installed on

inactive lots and must be removed if the Owner does not continue with development of design for a home. The sign must be removed at occupancy of the house, or completion of construction, whichever is first. Spec homes may keep the sign after completion until the home sells. Signs must be maintained in good condition. Faded peeling materials must be replaced or the sign needs to be removed when it gets dilapidated.

Sign frames are designed to be reusable and must be reconditioned when reused. New panels can be used in a reconditioned sign frame.

The owner must approve all submitted signage by signature on the sign proof.

The approved Custom Lot Sign is the only signage that is allowed outside of the construction fence on a Custom Home Lot. If the owner or contractors wants to post the property in order to prosecute for



trespassing, the following sign is allowed. This sign is 12" x 18" and is the maximum size permitted. This sign is available from SafetySign.com.

No custom "Safety Signs" may be posted outside of the fence and visible to adjacent property.

No logoed signs or Construction Rule signs may be used on the outside of the fence. These signs should be displayed within the construction site's fenced area, not mounted on the gate where visible when the gate is opened.

No signage is allowed on a project that is undergoing a modification.

**SILVERLEAF
SIGN TEMPLATE
(WITH RENDERING)**

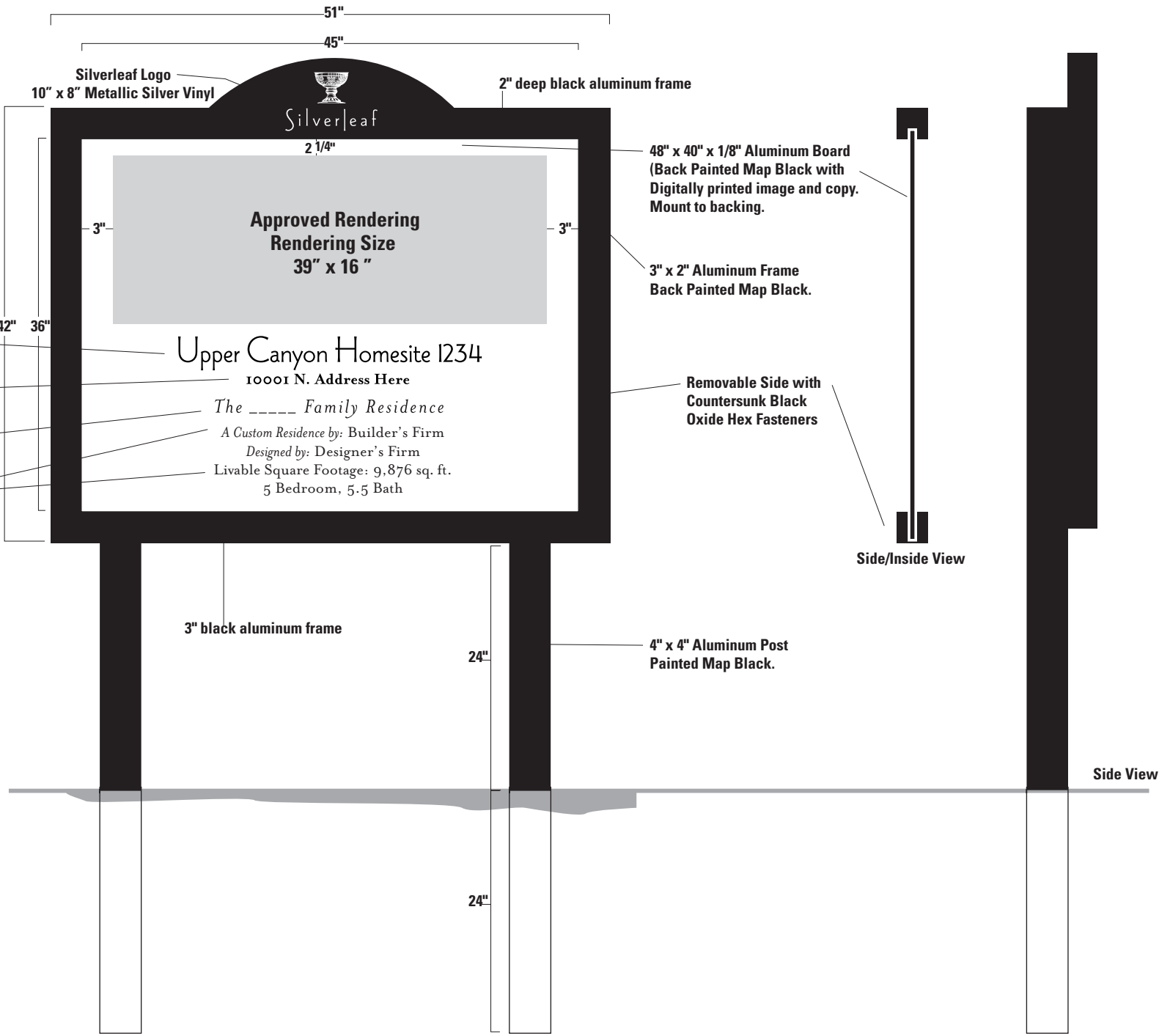
FONT/TYPE SPECIFICATIONS

Heading:
Wade Sans, 260 pt.

Address:
MrsEaves BOLD, 115 pt.

Residence:
MrsEaves Italic, 145 pt.

Builder & Designer Info:
MrsEaves Italic & Roman
115 pt.

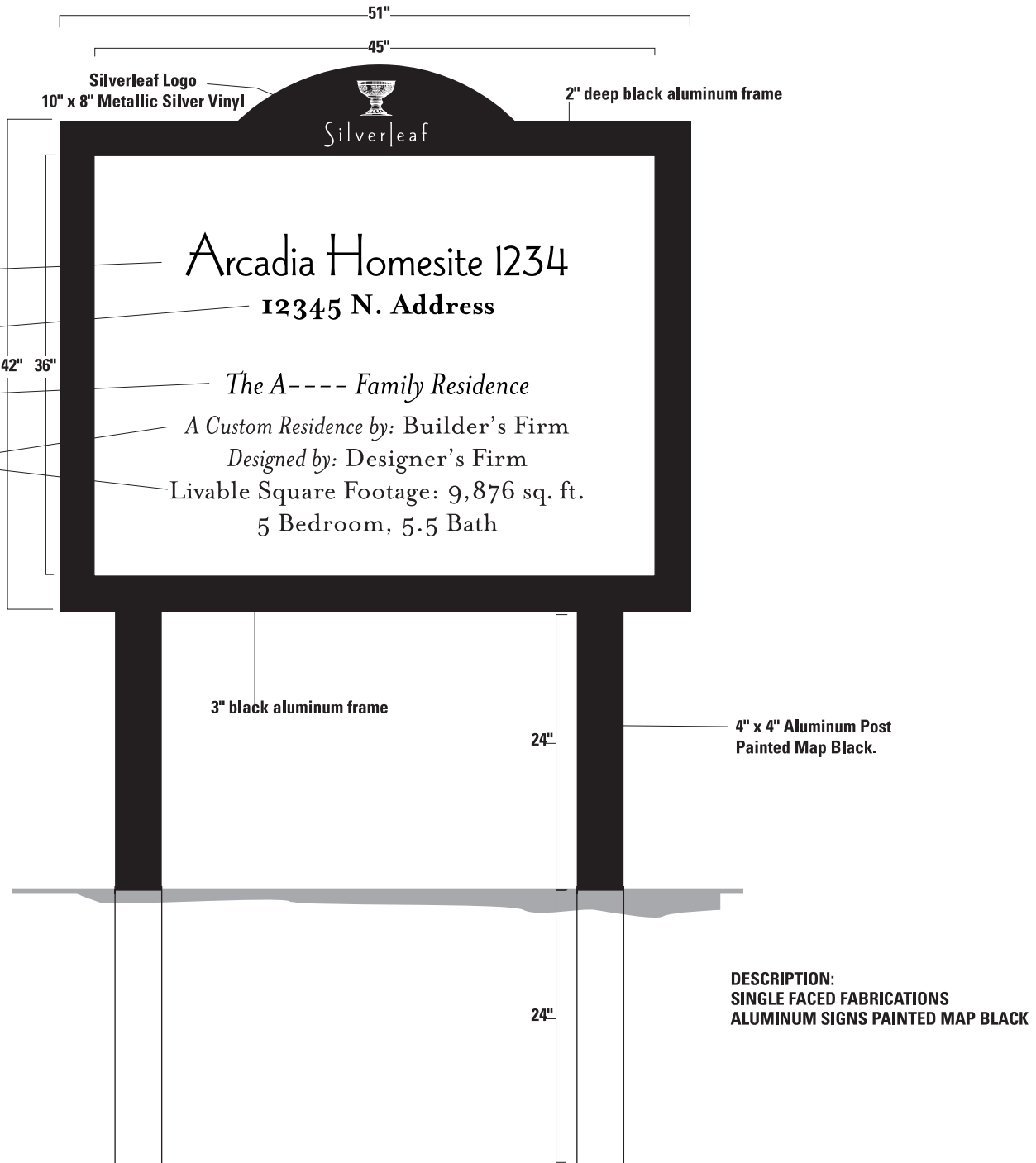


Side/Inside View

Side View

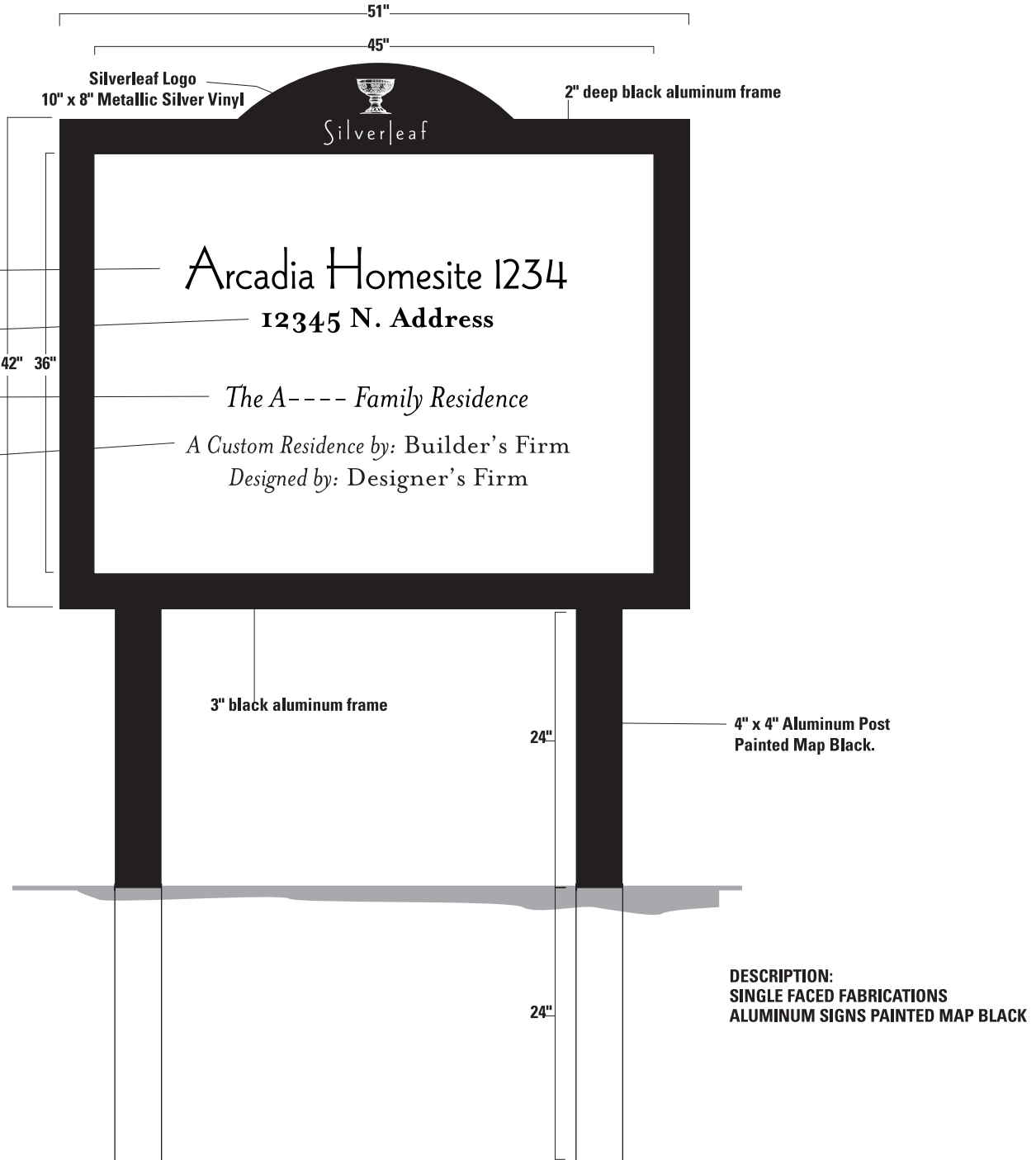
**SILVERLEAF
SIGN TEMPLATE
(NO RENDERING)**

FONT/TYPE SPECIFICATIONS	
Heading:	Wade Sans, 335 pt.
Address:	MrsEaves BOLD, 178 pt.
Residence:	MrsEaves Italic, 188 pt.
Builder & Designer Info:	MrsEaves Italic & Roman 160 pt.



**SILVERLEAF
SIGN TEMPLATE
(NO RENDERING/NO SPECS)**

FONT/TYPE SPECIFICATIONS	
Heading:	Wade Sans, 335 pt.
Address:	MrsEaves BOLD, 178 pt.
Residence:	MrsEaves Italic, 188 pt.
Builder & Designer Info:	MrsEaves Italic & Roman 160 pt.



**SILVERLEAF
SINGLE POST
ADDRESS MARKER
TEMPLATE**

24"

16"

Homesite:
Font: Wade Sans
1 3/4" Cap Height
Black Vinyl
(removable)

4.5"

Lot #1234

7/8"

10001 N. Address Here

Address:
Font: MrsEaves BOLD
7/8" Cap Height
Black Vinyl
(removable)

24" x 16" x 1/8" White Aluminum

2"

Black Metal Post
Cut to Grade

