

ROTONDA WEST ASSOCIATION, INC.

SIGN GUIDELINES

The Rotonda West Association (RWA) is a Deed Restricted community that maintains a strict policy regarding sign size and placement. The RWA regularly picks up non-conforming signs, which are set next to the dumpster at Broadmoor Park at 646 Rotonda Circle. The RWA guidelines and County ordinances prohibit the placement of any sign(s) in medians, greenbelts, swales and right of ways.

The RWA appreciates that signs represent a sizable investment to Realtors, contractors and political candidates and encourages adherence to these guidelines to protect the investment.

For additional information please contact the RWA Deed Restriction office at 941-697-1780. RWA officers, directors, employees and appointed contractors retain the right to enter the lot/tract in investigate and to correct a violation of these guidelines and such action shall not be deemed trespassing.

Real Estate Signs

1. "For Sale", "For Rent", "For Lease", "Auction" & "Open House" signs – The main body of the sign shall be no larger than 18 inches by 24 inches.

Directional signs indicating the location of the property for sale, for rent, for lease or up for auction are prohibited.

Only 1 sign per lot. Signs cannot face any golf course, canal, pond or lake.

Open House signs may be in place only on the day of the open house. Two directional signs indicating the location of the open house are allowed.

Since vacant lots are mowed by the Association, it is recommended that signs be placed near a tree if possible to facilitate mowing and to protect the sign.

All signs must be kept clean and the area around the sign must be maintained.

All signs must be removed within seven (7) days of closing.

2. Riders – Riders shall not exceed three (3) inches in height and attached at the bottom of the sign. The rider shall not extend beyond the main body of the sign. All language on a rider must be Real Estate related or present amenities of the property. No more than one rider per sign.
3. Sign Post & Frames – The height of any sign post and frame shall not exceed forty two (42) inches.

4. Information Boxes – Information boxes may be attached to the sign post or attached to a post immediately adjacent to the sign.

Garage sale, Yard sale, Moving Sale, Estate Sale, Etc.

1. The maximum sign size is 18 inches by 24 inches,
2. An application must be submitted and approved prior to the event.
3. Only one sign advertising the event shall be placed on the property. Two signs may be placed off the property advertising the event. Location of the signs must be provided to the RWA at the time of application.
4. The duration of any event may not exceed three (3) days.
5. Only two (2) events are allowed within any twelve (12) month period.

Contractor/Maintenance Signs – Existing Homes

1. The maximum sign size is 18 inches by 24 inches,
2. Signs shall remain in place for no longer than seven (7) days after completion of the project.

Political Signs

1. The maximum sign size is 18 inches by 24 inches. The height of any sign post and frame shall be not exceed forty two (42) inches. Illuminated signs are not permitted.
2. A political sign is one that contains the words: vote, elect, or states a position on a ballot issue.
3. Only one (1) sign per candidate, per residence will be permitted. Political signs are not allowed on vacant lots.
4. Signs placed on private improved property must have the written permission of the owner.
5. All signs are prohibited from road medians and public right of ways.
6. Political signs may be placed sixty (60) days prior to an election.
7. Political signs must be removed within seven (7) days after the election.

Residential Multi Family Complex Signs

- Limit of one (1) sign for each named property.
- The sign may be double sided, but not of a “V” design.
- Maximum size: 3 feet high x 4 feet wide including any frame or structure.
- Top of the sign, including any signposts, is limited to 48 inches from the ground.
- Sign placement must not obstruct any driver’s view of the roadway or intersection.
- The use or display of any type temporary flags, banners, balloons or other like devices is prohibited.
- Any lighting must be pointed down.
- An application must be submitted to the Residential Modification Committee prior to the Installation.

Builder/Contractor Signs for Actively Utilized Model Homes:

- The Builder/Contractor must first apply to the Developer for model home use approval.
- Sign specifications must be submitted to the Developer for written approval.
- Model Home signs are limited to actively utilized Model Homes.
- Limit of one (1) Model Home sign for each Model Home.
- The sign may be double sided, but not of a “V” design.
- Maximum size: 3 feet high x 4 feet wide for the main body of the sign.
- Top of the sign, including any signposts, is limited to 48 inches from the ground.
- Room must be left under sign with signposts for grass cutting/landscape maintenance.
- Illuminated signs are not allowed.
- Monument type signs are not allowed.
- Sign placement must not obstruct any driver’s view of the roadway or intersection.
- In addition, one (1) 18 x 24 inch parking directional sign per Model Home is allowed.
- In addition, one (1) 18 x 24 inch for sale sign per Model Home is allowed.
- Written Approval by the Developer will be on a non-precedent setting case-by-case basis.

Builder/Contractor Temporary Display Flags for Actively Utilized Model Homes:

- No more than two (2) temporary display flags, including American Flags, may be displayed at a time.
- Display flags, including the flagpole, cannot extend out more than eight (8) feet from ground level.
- Flags can only be displayed if the Model Home is open with onsite sales personnel present.
- Flags must be stored indoors when the Model Home is closed or at night.
- Flags must be displayed in front of the Model Home.
- Flags cannot be displayed on adjacent lots or on parking lots for the Model Home.
- The placement of any type of banner outside of the Model Home is prohibited.

- The placement of any type of balloon or inflatable device outside of the Model Home is prohibited.
- The placement of any other type of display device outside or inside of the model home is prohibited.

New Construction Project Announcement Signs:

- Sign specifications must be submitted to the Developer for written approval.
- Limit of one (1) project announcement sign for each construction project.
- The sign may be double sided, but not of a “V” design.
- Maximum size: 3 feet high x 4 feet wide for the main body of the sign.
- Top of the sign, including any signposts, is limited to 48 inches from the ground.
- Room must be left under the signs with signposts for grass cutting or landscape maintenance.
- Illuminated signs are not allowed.
- Sign placement must not obstruct any driver’s view of the roadway or intersection.
- Project Announcement signs can be displayed once application is made for a building permit.
- Project Announcement signs must be removed when the building permit is COed, expired or cancelled.
- The use or display of any type temporary flags, banners, balloons, or other like devices is prohibited.
- Written Approval by the Developer will be on a non-precedent setting case-by-case basis.

Commercially Zoned Property Signage:

- Sign specifications must be submitted to the Developer for written approval.
- These signs are limited to commercially zoned property.
- Limit of one (1) sign per lot or project.
- The sign may be double sided, but not of a “V” design.
- Maximum size: 3 feet high x 4 feet wide for the main body of the sign.
- Top of the sign, including any signposts, is limited to 48 inches from the ground.
- Room must be left under the signs with signposts for grass cutting or landscape maintenance.
- Illuminated signs are not allowed.
- Monument type signs will be reviewed on a case-by-case basis.
- Sign placement must not obstruct any driver’s view of the roadway or intersection.
- Project Announcement signs can be displayed once application is made for a building permit.
- Project Announcement signs must be removed when the building permit is COed, expired or cancelled.
- The use or display of any type temporary flags, banners, balloons or other like devices is prohibited.

Written Approval by the Developer will be on a non-precedent setting case-by-case basis.

Business Signs

Business signs will be limited to only Tract G of the Rotonda West Plats
Style must be consistent with a limited scaled down version of the existing RWA entry sign.
Business Sign dimensions not to exceed 12 feet wide, 7 feet tall and 3 feet deep.
Lighting to be up-lit only fixtures that illuminate only the sign.
Landscaping must be consistent with the landscape design of the RWA entry signs.

All Other Signage During Construction:

Builder/Contractor or Sub Contractor identification signs are limited to 18x 24 inches.
Identification signs are limited to one (1) per Builder/Contractor or Sub Contractor.
All signs must be removed when the building permit is COed, expired or cancelled.
The use or display of any type temporary flags, banners, balloons or other like devices is prohibited.

Developer Authority:

The Developer's Guidelines for Model Homes Signage may, without notice, be subject to change from time to time and are not solely limited to the items
Any written Approval by the Developer will be on a non-precedent setting case-by-case basis.

The Property owner or owner's agent shall be responsible for maintenance and up keep of approved signs. Derelict, abandoned, illegible or otherwise non-maintained signs or flags are not permitted.

The Developer upon 5 days written notice to the property owner, owner's agent or builder/contractor may remove any non-approved, non-maintained or improperly located sign or flag. Entry on the property by the Developer for the removal of any such sign shall not be deemed a trespass.

Effective Date:

March 16, 2016 is the effective date of these Revised Guidelines.
Any banners, balloons, inflatable or like display item in conflict with these Guidelines must be removed within 30 calendar days of the effective date.
Any existing signs or temporary display flags not meeting these Guidelines must be either be modified to meet these Guidelines or removed within 30 calendar days of the effective date.
The Builder/Contractor is responsible for notifying their Sub Contractors of these Guidelines.