



## 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 stored at the Administration Office located at 646 Rotonda Circle, Rotonda West, FL 33947, for thirty (30) days before being discarded. The RWA guidelines and County ordinances prohibit the placement of any sign(s) in medians, greenbelts, swales, and right of ways, or attached to trees, road signs, or poles, and such signs are subject to removal.

RWA recognizes that signs represent a significant investment for realtors, contractors, and political candidates and encourages adherence to these guidelines to protect that investment.

For additional information, please contact the RWA Administration Office at 941-697-6788. RWA officers, directors, employees, and appointed contractors retain the right to enter the lot, tract, or property to investigate and to correct a violation of these guidelines. Such action shall not be deemed trespassing.

**Sign** means any outdoor display using letters, words, figures, symbols, pictures, designs, or a combination thereof to advertise, attract attention, indicate direction, announce the purpose of, or identify the purpose of a person or entity, or to communicate information, and facts or figures of any kind to the public. All signs must conform to Section 22 of the RWA Deed Restrictions and the sign guidelines, as amended from time to time.

A **garden flag** is a small, compact, free-standing flag which is used in a garden or yard. The flags may display images of seasons, holidays, sports, family name, schools, and colleges, or as amended from time to time in the sign guidelines.

#### **For Sale, For Rent, For Lease, and Real Estate Auction Signs**

- Only one (1) sign per lot, tract, or property.
- The main body of the sign shall be no larger than eighteen inches (18") by twenty-four inches (24") or less.
- Directional signs indicating the location of the property for sale, for rent, for lease, or up for auction are prohibited.
- Signs facing any lake, pond, canal, or golf course are prohibited.
- Signs in medians, greenbelts, swales, and right of ways, or attached to trees, road signs, or poles, are prohibited and are subject to removal.
- Signs must be kept clean, well-maintained, and in good condition, and the surrounding area must also be taken care of.
- It is recommended that the sign be placed near a tree, if possible, to facilitate mowing and to protect the sign.
- Signs shall be displayed three (3) days before the event and three (3) days following the event, not to exceed fourteen (14) days, excluding real estate signs, which may remain in place until the transaction is complete.

### **For Sale, For Rent, For Lease, and Real Estate Auction Signs**

- Riders must not exceed three inches (3") in height and can only be attached to the bottom of the sign. The rider cannot extend beyond the main body of the sign. All text on a rider must be related to real estate or highlight the amenities of the property. No more than one (1) rider is allowed per sign.
- The height of any signpost and frame shall not exceed forty-two inches (42").
- Information boxes may be attached to the signpost or attached to a post immediately adjacent to the sign.

### **Garage, Estate, Lawn, or Yard Sale, Personal Property Auction, and Open House Signs**

- A sign approval form must be submitted to the RWA Administration Office and approved before garage, estate, lawn, or yard sale, personal property auction, and open house signs are displayed in Rotonda West. Once approved, a sign approval code will be issued. This approval code must be displayed on both the front and back of the signs, clearly visible from the street. Any sign lacking this code is subject to removal.
- The main body of the sign shall be no larger than eighteen inches (18") by twenty-four inches (24") or less.
- Only one (1) sign advertising the event may be placed on the property at the location of the event. This sign does not require a sign approval code.
- Two (2) approved directional signs may be placed off the property advertising the event the day before the event and must be removed immediately after the event ends. The locations of these signs must be submitted to the RWA Administration Office when requesting sign approval.
- The duration of any event may not exceed three (3) consecutive days.
- Only two (2) garage, estate, lawn, or yard sales and personal property auctions are allowed in a calendar year.
- Sign in medians, greenbelts, swales, and right of ways, or attached to trees, road signs, or poles, are prohibited and are subject to removal.
- Signs must be kept clean, well-maintained, and in good condition, and the surrounding area must also be taken care of.
- Riders must not exceed three inches (3") in height and can only be attached to the bottom of the sign. The rider cannot extend beyond the main body of the sign. All text on a rider must relate to the event or highlight its amenities. No more than one (1) rider is allowed per sign.

### **Residential Single-Family Home Signs**

- A residential single-family home sign form must be completed and submitted to the RWA Administration Office.
- RWA members shall purchase "No Trespassing/No Soliciting," "Surveillance," and "Dog on Premises" signs from the RWA Administration office at cost. The only signs permitted are those purchased through the RWA Administration Office.
- Signs must be attached to the dwelling, mailbox, or an RWA-approved fence.
- Signs are not permitted to be free-standing or attached to a yard stake.
- Signs in medians, greenbelts, swales, and right of ways, or attached to trees, road signs, or poles, are prohibited and are subject to removal.

### **Residential Single-Family Home Signs**

- Signs must be kept clean, well-maintained, and in good condition, and the surrounding area must also be taken care of.
- Each property is limited to a maximum of three (3) signs.

### **Temporary Celebration Signs and Banners**

- Temporary celebration signs and banners are permitted for personal events such as birthdays, graduations, holidays, and similar occasions.
- Such displays should be temporary in nature, reasonable in size and number, and must be kept clean, well-maintained, and in good condition, and the area surrounding the sign or banner must also be well-maintained.
- Residents are encouraged to display celebration signs and banners only for a customary and appropriate period of time surrounding the event or holiday. Signs or banners should be removed promptly once the celebration has concluded.
- The Association reserves the right to request the removal or modification of any display that is deemed excessive, unsightly, improperly maintained, or inconsistent with community standards, as determined at the sole discretion of the Association.
- Temporary celebration signs and banners may not be used for commercial purposes.
- Signs and banners in medians, greenbelts, swales, and right of ways, or attached to trees, road signs, or poles, are prohibited and are subject to removal.

### **Residential Multi-Family Signs**

- A residential multi-family sign form must be completed and submitted to the RWA Administration Office. Please include a photo example of the sign and specify the location where you will display the sign.
- Limit of one (1) sign for each named property.
- The sign may be double-sided, but not of a “V” design.
- The maximum sign size is three feet (3’) high by four feet (4’) wide, including any frame or structure.
- Top of the sign, including any signposts, is limited to forty-eight inches (48”) from the ground.
- Sign placement must not obstruct any driver’s view of the roadway or intersection.
- The use or display of any temporary flags, banners, balloons, or other like devices is prohibited.
- Any lighting must be pointed down.

### **Contractor/Maintenance Temporary Advertising Signs – Existing Homes**

- The maximum sign size is eighteen inches (18”) by twenty-four inches (24”) or less.
- Signs in medians, greenbelts, swales, and right of ways, or attached to trees, road signs, or poles, are prohibited and are subject to removal.
- Signs must be kept clean, well-maintained, and in good condition, and the surrounding area must also be taken care of.
- Signs shall remain in place for no longer than seven (7) days after completion of the project.

## **Political Signs**

- A political sign contains the words: vote, elect, or states a position on a ballot.
- The maximum sign size is eighteen inches (18") by twenty-four inches (24") or less.
- Only one (1) sign per candidate, per residence is permitted.
- The height of any signpost and frame shall not exceed forty-two inches (42").
- Illuminated signs are not permitted.
- Political signs are prohibited on vacant lots.
- Signs placed on private improved property must have the written permission of the owner.
- Sign in medians, greenbelts, swales, and right of ways, or attached to trees, road signs, or poles, are prohibited and are subject to removal.
- Signs must be kept clean, well-maintained, and in good condition, and the surrounding area must also be taken care of.
- Political signs may be displayed sixty (60) days before an election and must be removed within seven (7) days following the election.
- RWA election signs may be displayed forty-five (45) days before an election and must be removed within three (3) days following the election.

## **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. Written approval by the Developer will be on a non-precedent setting, case-by-case basis.
- Limit of one (1) model home sign for each model home.
- A model home sign is limited to actively utilized model homes.
- The sign may be double-sided, but not of a "V" design.
- The maximum sign size is three feet (3') high by four feet (4') wide for the main body of the sign.
- Top of the sign, including any signposts, is limited to forty-eight inches (48") from the ground.
- Room must be left under the sign with signposts for grass cutting and 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 eighteen inch (18") by twenty-four inch (24") parking directional sign per model home is allowed.
- In addition, one eighteen-inch (18") by twenty-four-inch (24") for-sale sign per model home is allowed.

## **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 feet (8') 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 in adjacent lots or in parking lots for the model home.

### **Builder/Contractor Temporary Display Flags for Actively Utilized Model Homes**

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

### **New Construction Project Announcement Signs**

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

### **Commercially Zoned Property Signs**

- Sign specifications must be submitted to the Developer for written approval. Written Approval by the Developer will be on a non-precedent setting, case-by-case basis.
- Limit of one (1) sign per lot or project.
- The sign is limited to commercially zoned property.
- The sign may be double-sided, but not of a “V” design.
- The maximum sign size is three feet (3’) high by four feet (4’) wide for the main body of the sign.
- Top of the sign, including any signposts, is limited to forty-eight inches (48”) from the ground.
- Room must be left under the sign with a signpost for grass cutting and 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.
- A project announcement sign may be displayed once a building permit application is submitted and approved.
- The project announcement sign must be removed when the building permit is COed, expired, or cancelled.
- The use or display of any temporary flags, banners, balloons, or other like devices is prohibited.

## **All Other Signage During Construction**

- Builder/Contractor or Subcontractor identification signs are limited to eighteen inches (18”) by twenty-four inches (24”).
- Identification signs are limited to one (1) per Builder/Contractor or Subcontractor.
- All signs must be removed when the building permit is COed, expired, or cancelled.
- The use or display of any 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 referenced in these Guidelines.

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 the maintenance and upkeep of approved signs. Derelict, abandoned, illegible, or otherwise non-maintained signs or flags are not permitted and are subject to removal. The Developer, upon five (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 trespassing.

## **Towing from Common Area Roads**

Chapter 715.07, Florida Statutes, permits the removal of vehicles and vessels on private property and provides the authority for the “owner or lessee” of real property to tow improperly parked vehicles or vessels. This applicable law gives the Association the authority to tow vehicles and vessels which are parked on Common Areas in violation of the Association’s Governing Documents. The term vehicle is defined as any mobile item that normally uses wheels, whether motorized or not. The term vessel is described as every description of watercraft, barge, and airboat used or capable of being used as a means of transportation on water, other than a seaplane or a “documented vessel” as defined in s. 327.02.

## **Effective Date**

April 9, 2026, is the effective date of these Revised Sign Guidelines.

Any banners, balloons, inflatable displays, or similar display items that conflict with these Guidelines must be removed within thirty (30) calendar days of the effective date.

Any existing signs or temporary display flags not meeting these Guidelines must either be modified to meet these Guidelines or removed within thirty (30) calendar days of the effective date.

The Builder/Contractor is responsible for notifying their Subcontractors of these Guidelines.

[www.rotondawest.org](http://www.rotondawest.org)

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**Rotonda West is a Deed Restricted Planned Community**