



Ken-Caryl Ranch Master Association Temporary Signage Posting Rules

3.06 Temporary Signage Posting Rules

According to Section 3.04 of the Master Declaration of Covenants, Conditions, and Restrictions, no sign of any kind shall be displayed to the public view without the approval of the Committee.

The purpose of these Rules, Regulations, and Procedures is to avoid clutter and maintain uniformity throughout the community public spaces.

Approved Signage:

- Professionally made (no handwritten signs) no larger than 18" X 24", in like-new condition and without embellishments. See also Prohibitions.
- Signs no larger than 18" X 24" may be displayed in a window as long as the window is large enough to accommodate the entire sign.
- One sign not to exceed 4" X 10" may be posted on or near the front door (for example, "No Soliciting").
- No more than two 10" X 10" signs may be posted on property to alert residents and guests (for example, "Invisible Fence" or "Dog on Premises").
- Temporary signs posted by MA or MD for various community notices may be approved by staff.
- Marquee signs are for announcing KCR Foundation, KCRMA, and KCRMD sponsored events and activities. Additional announcements from governmental agencies will be posted on a space available basis following approval by the Executive Director.
- Decorative Porch and Garden Signs – Professionally made and maintained Decorative Porch and Garden signs that feature words or artistic details to enhance the look of a space, welcome guests, or celebrate a season are allowed on private property. See Holiday Decorations and Lights (2.27) rules and regulations as it pertains to holiday decorative signage.
- Master Association Banners for annual Community Garage Sale Event.

Property for Sale or Lease:

- Only one sign per residence is allowed.
- All real estate signs shall be free-standing and cannot be attached to a home, garage, or fence. Real estate signs on posts in yard are allowed.

- All signs to advertise a home for sale or rent, either furnished by a real estate company or by the owner, shall be professionally made and in like-new condition.
- Sign shall not exceed 6 square feet, be no taller than 7 feet in height, and shall be installed in a manner to insure vertical alignment of the sign.
- Private homeowners displaying "For Sale/Rent" signs must comply with these same specifications or submit their sign to the Architectural Committee for approval.
- Open House signs may be posted during hours of the open house, one per property per intersection on each side of the street where a turn is required to reach the property, with right or left arrows indicating turns.

Sample/Garage/Yard/Estate Sale:

- White 18" X 24" signs may be used
- Direction arrows may be drawn in or applied to the sign but may not protrude outside the edges of the sign.
- Sign shall be posted no sooner than the evening before the sale and must be removed no later than the evening of the last day of the sale.

Approved Temporary Sign Locations for sales and events:

- Intersections on each side of the street where a turn is required to reach the sale/event.
- The island at Ken-Caryl Avenue and Valley Parkway (see the Temporary Sign Posting Locations Map).
- The intersection of South Valley Road and Club Drive (see the Temporary Sign Posting Locations Map).
- The intersection of Valley Parkway and South Valley Road (see the Temporary Sign Posting Locations Map).

Prohibitions:

- A maximum of two (2) signs per property are allowed at any one given time. See also section 2.23 Flags and Flagpoles of the Rules and Regulations.
- Signs may not be placed within 5' of any property line.
- No signs exceeding 10" X 10" may be attached to buildings or structures.
- No commercial signage, unless approved by Architectural Committee.
- No banners.
- No signs permitted on medians except in approved locations (see the Temporary Sign Posting Locations Map).
- No lighted or self-illuminating signs.
- No signs may be attached to fences, trees, or utilities.
- No multiple signs for the same event, other than at intersections where turns are required.

- Signs shall not be placed in greenbelts or open space areas, except those placed by KCRMA or KCRMD staff.
- Signs are not allowed on Ken Caryl Avenue west of C-470 (see the Temporary Sign Posting Locations Map for exemptions).
- Signs are not allowed on South Valley Road (see the Temporary Sign Posting Locations Map for exemptions).
- Signs are not allowed at the intersection of Ken Caryl Avenue and Continental Divide Road.
- Signs may not be posted sooner than the evening before the sale/event and must be removed no later than the evening of the last day of the sale/event.

Enforcement:

- Signs in any of the above-mentioned prohibited areas and any other non-complying signs may be removed without notification.
- As a courtesy, any professional free-standing signs will be held at the Ranch House for five days. Any unclaimed signage will be discarded.
- See Enforcement Section 1.05 See also C:\1310_enr.txt (colorado.gov)