KCR Neighborhood Sign Procedure

March 15, 2016

Background
-- Several neighborhood signs throughout the community look dated, and the recently adopted Community Plan includes an objective to promote one consistent Ranch-wide community. Therefore, KCR Master Association (MA) has established a goal of eliminating these signs. However, if a neighborhood is willing to take on the responsibility, including the cost, of replacing and maintaining their sign we will work with them to facilitate. It is anticipated that this will be a multi-year process.

Process
-- MA staff will identify a set of signs to be targeted for removal. Communication will be sent (via email where possible or by postal mail) alerting all homeowners in an identified neighborhood. This communication will inform the owners that they will need to demonstrate support via a survey of all the residents in that neighborhood that they desire to retain their existing sign or install a new sign consistent with the family of signs recently installed throughout the Ranch and that they are willing to pay all related expenses. They will be given 60 days in which to respond. A responsible representative must also be identified so that staff will have a point of contact for the sign.

-- If a neighborhood advises that they are not willing to maintain their existing sign or if no advisory is received within 60 days, the MA will remove the sign/signs.

-- The MA will work with sub-associations and owners of neighborhood sign on private property (e.g., Manor Ridge) in an attempt to either eliminate those signs or bring them up to the current design standard.

-- It should be noted that Jefferson County may not allow replacement of some existing signs in their current locations due to new traffic sightline requirements. As such, if a neighborhood chooses to replace an existing sign with a new one, the new sign may not be located in the same spot as the existing sign.

First set of signs to be targeted: Village, Cimarron, Territory, Saddlewood, Spread, Deer Creek x 3 signs