



April 27, 2012

Dear Tahoe Donner realtor:

Now that Spring is here, real estate signs advertising properties for sale are again sprouting up around Tahoe Donner.

I am taking this opportunity to remind you to adhere to the Tahoe Donner Homeowners Association rules that cover the display, size, color and placement of commercial signs (including real estate signs). Violation of the rules could result in the property owner receiving a Notice of Non-Compliance. Although it is rare, the property owner could be subject to disciplinary action, including fines and suspension of amenity privileges after an investigation and hearing regarding the violation. I suspect any sign rule violation brought to the attention of the property owner would not be looked upon as favorable in the eyes of the owner.

I have enclosed a copy of the Tahoe Donner sign rules to assist you in conforming to the Association rules so your Tahoe Donner clients will not be in jeopardy of receiving a Notice of Non-Compliance due to an unapproved real estate sign.

The most common violations we see regarding real estate signs are:

- The size of the sign exceeding 18" x 24" (including riders)
- The color of the sign and/or sign post
- The sign placed perpendicular to the road instead of parallel to it
- Multiple signs on the property
- Signs attached to trees on vacant parcels

Recently, I have also noticed some signs were damaged by last winter's snowfall. We would appreciate having you check your signs in Tahoe Donner to make sure they conform to the Association sign rules. Doing so will make sure everyone has an equal opportunity of achieving a sale without putting the property owner in jeopardy of receiving a Notice of Non-Compliance.

When I see a non-conforming real estate sign, I am bound by the C&R's to deal with the property owner and not the agent or brokerage placing the sign. Believe it or not, the parties that complain the most about non-conforming signs are the agents who go the extra mile to insure their signs meet the Association rules.



Your assistance in this matter is greatly appreciated and I'm sure your Tahoe Donner clients and fellow agents will appreciate it also. Please share this information with other realtors who might not be aware of them. If you have any questions, please don't hesitate to e-mail or call me for clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Roy Richner". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Roy Richner
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Enclosure: Commercial Sign Regulation and Policy



COMMERCIAL SIGN REGULATIONS AND POLICY

1. All commercial signs or posts within Tahoe Donner, whether temporary or permanent, including signs advertising a property for sale or rent, must be brown and white. No signs may be attached to any trees.
2. The total sign may not exceed 18" x 24". Only one sign is allowed per unimproved lot or per residence. Once a Tahoe Donner improvement permit has been applied for, and while that application remains valid, properties are allowed a maximum sign size of six square feet, or three small signs, posted in alignment, not to exceed nine square feet.
3. Signs must be posted on private property and face the street. Signs shall not be posted in the rear or side setbacks. Safety and cautionary signs shall be placed appropriately.
4. Brochure boxes must be brown and white or clear. Brochure boxes must be a maximum size of 9" x 13".
5. Sandwich board/easel signs, i.e. "For Sale" or "Open House," are only allowed on Friday, Saturday, Sunday, and holidays. Sandwich board signs used for traffic control, i.e. driveways that have been paved or sealed, shall not be placed prior to commencement of work, shall face the street, and shall be removed within one week of completion of work performed. Minimum space between traffic control signs is eight feet.
6. Signs shall be removed within one week of close of escrow, execution of rental or lease agreement, completion of election, upon completion of any and all work performed, and prior to ASC final inspection
7. Election signs may be posted as early as 60 days prior to an election.
8. Home business and Model Homes signs are not allowed. Commercial signs must be submitted to the ASC for approval. A copy of detailed drawings specifying the location, height, size, layout, design, lettering or graphics, and lighting shall be submitted to the ASC for approval. Following approval by the ASC, the identical sign must be submitted and be approved by the Town of Truckee prior to any posting.
9. No signs on a residential property may be illuminated.
10. The ASC reserves the right to regulate the size, color, and location of any sign on a case-by-case basis or as a blanket decision. This regulation may include content on the basis of good taste and community standards considerations. The association has the authority to authorize the removal of sign or signs in violation of these regulations.

