

**BALLANTRAE
SPECIFICATIONS FOR STANDARDIZED
FOR SALE and FOR RENT SIGN**

There is only one approved and standard "For Sale" and "For Rent" sign for use in Ballantrae so that there will be uniformity in the design and look of this type of sign and it will not detract from the harmony and continuity of the aesthetics of the community. Therefore, any deviation or modification of the approved design is prohibited.

The design and specifications for the approved sign are:

1. There shall be only one (1) sign per Lot and shall remain only while the Owner of the Lot is actively trying to sell or rent the property but in no event more than 180 days unless renewed approval is obtained, in writing, from the Design Review Board of the Ballantrae Homeowners Association.
2. The sign post shall be a 4X4 pressure treated post with a protruding arm of 28 inches making it in the form of a half "T" or inverted "L" and painted in "One Shot" brand, or equivalent, in color black, gloss finish.
3. The post shall be set in the ground approximately 24 inches or sufficient depth so that the sign will not fall or blow over in normal winds. Overall height of sign shall not exceed 60 inches. Sign location shall be in the front lawn of the property, approximately "centered" between the edge of the driveway and the middle of the dwelling and four (4) to six (6) feet behind ("the house side") the public sidewalk. On corner Lots, the sign may be installed between the house and the point where the two public sidewalks intersect, staying behind the public sidewalks.
4. The sign shall be 24 inches by 24 inches including an arch or half circle on the top of the sign, by ½ inch MDO painted black (gloss) with copy on both sides.
5. The arch or half circle, shall contain the Ballantrae "B" logo in script (which can be provided by the developer/Declarant) with the word "Ballantrae" below it and will state the real estate company name and telephone number, including the agent's name if there is enough space on the sign, or the Owners name and telephone number if offered by the Lot Owner, and will state "FOR SALE" or "FOR RENT".
6. All lettering, phone numbers and the border around the sign edge shall be "Metallic Gold", by the brand, Avery, #A5732-M, vinyl.
7. The sign shall be attached to the protruding arm by 2 black chains and the bottom of the sign shall be approximately 30 to 36 inches above the ground.
8. No other signs, bills, posters, boxes, tubes or appendages shall be attached to the sign **except** that up to two (2) "riders" (attachments) may be secured to the **bottom** of the sign to indicate some special or particular feature of the property, ie; pool, spa, number of bedrooms, baths, etc.

These "riders" shall be in the same colors (black and gold) as specified in the above paragraphs 2 and 6 and each shall not exceed 24 inches long (or the width of the sign) by six (6) inches high.

AND, a black PVC tube or box may be attached to the post in which the owner or real estate agent can place information sheets about the home.

9. In the event of damage or vandalism Owner shall, immediately, have the sign restored to its original and approved condition or remove the sign until such necessary repairs or replacement of the sign have been made.
10. Attached is a drawing of an approved sign.
11. The Declarant reserves the right to erect signs outside the scope of these guidelines.
12. The Board of Directors may, from time to time, revise, amend, alter or otherwise change these sign guidelines per the authority given it in the Association's governing documents.