

## **For Sale Sign Placement Restrictions**

The Bay Shore Condominium Estates Homeowners Association has adopted a rule restricting the number and placement of for sale signs regardless if placed by owners themselves or real estate services contracted by an owner. These restrictions have been put in place for the following reasons:

- so that the community preserves a neat and attractive appearance
- an excess number of signs has a tendency to lower prospective sale values of units
- assist the sale of units by providing web site access to sales information
- provide a single source of information to drivers passing our community

The specific rule governing the use of for sale signs are as follows and can be found in Section I of the Association Rules.

### I. For Sale sign restrictions and regulations. *(Added October 9, 2010 by vote of board of directors)*

The following restrictions and regulations apply to all real estate for sale signs to be displayed within any area of the community.

The Bay Shore Condominium Estates Association has installed one permanent "FOR SALE" sign advertising the availability of condominium units for sale and purchase. This sign has been placed at the main entranceway to the association on Bay Shore Lane and will be maintained there whenever any unit or units are available for sale. If a condominium unit becomes available for sale at a time when the permanent For Sale sign is not displayed, the selling Owner should contact a member of the Board of Directors so that the sign will be displayed. In order to maintain and enhance the overall value of the condominium properties general individual "For Sale" signs are restricted as follows:

1. No Unit Owner shall place nor permit any agent, realtor or other person, acting on their own or on the Unit Owner's behalf, to place a "For Sale" sign at the entranceway to the condominium property nor at any other location on the condominium property unless specified herein.

2. One commercially constructed/printed "For Sale" sign may be placed on the balcony of a condominium unit.
3. A "For Sale" may not exceed 32" x 32" in size.
4. Negative text or negative implications on signs is not permitted. Signs must have a valid contact telephone number.
5. One additional "For Sale" sign, adhering to the above standards, may be placed in the stone area immediately in front of a unit but not in the grass areas so it does not interfere with grass mowing.
6. An "Open House" advertising sign may be displayed at the entranceway to the condominium property and/or at the unit no sooner than 24 hours prior to an open house and must be immediately removed at the conclusion of the open house.
7. No balloons or advertising banners are permitted
8. Any sign erected or maintained in violation of these restrictions may be removed by an agent of the Bay Shore Condominium Association and any costs incurred in such removal will be assessed against the Unit Owner.
9. The Bay Shore Condominium Estates Association, through the Board of Directions, has final review of a sign's content and approval of all signs and may remove any sign considered to be in violation of these Rules, subject to appeal of said actions to the Board of Directors.

Realtors and owners are encouraged to forward their contact and MLS internet link information to [admin@bayshorecondos.net](mailto:admin@bayshorecondos.net) for inclusion in the Bay Shore Condominium Estates web site. Typically information will be posted within 48 hours under most circumstances.