



**Mountain Springs Ranch Property Owners Association (MSRPOA)
Builder Sign Guidelines
Rev. October 17, 2016**

There are two required signs for the building of new homes in Mountain Springs Ranch, a numerical street address sign and a builder sign. Guidelines are as follows:

Size

1. The numerical street address sign must be in numbers six inches high and visible from the street.
2. The builder sign may be no larger than 4' x 4' and may be as small as 18" x 24." From the ground to the top, the sign, including supports, may be no higher than 72".

Content

3. The Mountain Springs Ranch (MSR) logo, font, and colors are required on the upper portion of the sign. The font is Arial Black and the colors can be lifted from the attached template.
4. The builder company name and phone number must appear on the sign.
5. The sign may also contain the builder logo and additional contact information, such as a builder website. All builder information must be in black.
6. Handwritten information or attachments are not permitted on either the street address or builder sign.

Materials

7. A black metal frame installed in the ground must be used to support 18" x 24" signs.
8. Signs larger than 18" x 24" must be installed on unpainted or painted in MSR cream wooden supports, as pictured in the attachment to these guidelines. Signs must be ¼" corrugated plastic, metal, or wood.

Placement

9. Signs must be placed at least 10' from the front property line and 25' from the lot sideline.

Additional Requirements

10. Street address and builder signs must be installed at the beginning of lot clearing and grading. The signs must be removed within 14 days of sale or occupancy of the property.
11. The signs must be maintained in good condition.
12. If a sign is non-conforming, upon notification the builder is responsible for replacement with a conforming sign within two weeks of notification.
13. Signs not meeting MSR guidelines, weathered or damaged signs, or those not properly installed may be removed by the MSR Sign Committee.
14. Subcontractor signs are not allowed.

Additional Information

15. For your sign maker, the Sign Committee recommends NB Signs & Design in New Braunfels (830-627-9120) – Email: sales@nbsignsanddesign.com. You may use another sign maker, but Mountain Springs Ranch has paid the design fee with NB Signs and you may be required to pay a design or set up fee to another sign maker. If you use another sign maker, please provide the sign maker with our template, which is supplied with these guidelines.

Sign costs if made by NB Signs (as of 10-1-2016).

3' x 3' corrugated plastic - \$76

4' x 4' corrugated plastic - \$91

Metal or MDO (wood) – ask for quote based on size.

These guidelines are based on requirements as described in the MSRPOA Architectural Site Design Guidelines, sections 4.2 and 11.2. The Guidelines can be accessed via the MSRPOA website. Please direct all questions regarding signs to the Sign Committee via msrpoa@msrpoa.com, Attn: Sign Committee.