

## **Mountain Springs Ranch Real Estate Sign Guidelines** (Revised February 2013)

Signs that allow property owners to market their properties are allowed in Mountain Springs Ranch (MSR). The following guidelines apply:

Signs may be made of either PCV Board or ¼" corrugated plastic. They are to be 18" high x 24" wide and contained within a metal frame installed in the ground with metal supports (black 1 inch iron H frame for 18 x 24 sign). Riders are not allowed.

The signs must use the Mountain Springs Ranch logo, font and colors.

The signs may contain any of the following information:

- “Available” or “For Sale” (or “For Lease”)
- Area Code and Phone Number of contact person
- Realtor Name or “By Owner”
- Broker Name, if desired
- Your logo (must be in MSR blue)

No sign may contain any handwritten information and must be reprinted should information change. Marking over or partially covering signs with new information is not allowed.

All signs must be maintained in good condition and without unique enhancements.

**Weathered signs or those not properly installed will be removed by the MSR Sign Committee.**

“For Sale” signs must be removed when the sale is completed.

For your sign maker, we recommend NB Signs & Design in New Braunfels (830-627-9120 – Email: [sales@nbsignsanddesign.com](mailto: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 request a template from us. The font is Arial Black and the colors can be lifted from the template.** (Note: The colors are blue and green with a cream background. There is no black on the sign.) Please request this information from the MSR Sign Committee.

**If your sign does not meet our specifications, it will be removed.**

Real estate agents are responsible for insuring conforming signs are installed in a timely manner. The MSRPOA Sign Committee allows 1-2 weeks for signs to be installed.

“Open House” signs are allowed on the day of an open house. An Open House sign must be removed when the house is locked and no longer available for showing without an appointment.

If you have questions, please e-mail the MSR Property Owner's Association at [msrpoa@msrpoa.com](mailto:msrpoa@msrpoa.com).  
Attn: Sign Committee.