



Mountain Springs Ranch Property Owners Association (MSRPOA)

Real Estate Sign Guidelines

Rev. April 6, 2021

Signs are allowed for the marketing of lots and homes for sale or lease in Mountain Springs Ranch. Guidelines are as follows:

Size:

1. Signs are to be 18" x 24".

Content:

2. 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. The lower portion of the sign will be in MSR blue with a MSR cream background.
3. The following language may be used: For Sale, Available, By Owner, and For Lease.
4. The agent name and phone number with area code must appear on the sign.
5. The sign may also contain the real estate company name, logo, and additional contact information, such as a website.
6. Handwritten information is not permitted.
7. Neither riders, nor flyer boxes, are permitted.
8. Any additional or unique enhancements must have approval prior to display.

Materials:

9. A black metal frame installed in the ground must be used to support the 18" x 24" sign.
10. Signs must be of ¼" corrugated plastic or metal.

Placement:

11. Signs must be placed at least 10' from the front property line and approximately 25' from the lot sideline.
12. Signs are not allowed to be installed attached to trees.

(continued)

Additional Requirements:

- 13. A non-conforming sign must be corrected within 14 days from notification to the agent. The signs must be removed within 14 days of sale or occupancy of the property.
- 14. The sign must be maintained in good condition.
- 15. Any sign not meeting MSR guidelines, weathered or damaged signs, or those not properly installed may be removed by the MSR Sign Committee.
- 16. Open House signs are allowed only on the day of an open house. Signs may be placed at the MSR entrances and along a route to the property. They must be removed as soon as the house is closed for showing.

Additional Information:

- 17. 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 & Design 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 below.

Sign costs if made by NB Signs & Design (as of April 2021).

- 18" x 24" - double sided ¼ corrugated plastic sign - **\$40.**
- 18" x 24" - double sided metal sign - **\$55.**
- 18" x 24" - metal frame – **\$33.**

These guidelines are based on requirements as described in the MSRPOA Architectural Site Design Guidelines, section 11.2.

These Guidelines can also be accessed via the MSRPOA website. www.msrapoa.com

Please direct all questions regarding signs to the Sign Committee via msrapoa@msrapoa.com
Attn: Sign Committee.

