



CROSSGATES ARCHITECTURAL COMMITTEE
c/o Esquire Association Management
951 Rohrerstown Road, Suite 201
Lancaster PA 17601
(717) 824-3071 Office
(717)-824-4168 Fax
E-mail: kgarland@esqmanagement.com

**CROSSGATES MASTER HOMEOWNER'S ASSOCIATION
GENERAL SIGNAGE RULES
ADOPTED SEPTEMBER 17, 2008
EFFECTIVE NOVEMBER 1, 2008**

At no time shall unauthorized signs, banners or flags, of any type, style or size be displayed on any property in Crossgates. This rule applies to all trade and political signs and prohibits signage other than Real Estate (as detailed below) and/or Builder/Developer (the use of signs by a Builder/Developer shall be in accordance with Section 3(g) of the Declaration of Covenants. Conditions and Restrictions for Crossgates). The use of, or placement of garden type accents, short-term use of balloons, etc. would be acceptable, but could be subject to Board and Architectural Committee approval.

REAL ESTATE SIGNAGE

To facilitate and standardize Real Estate signage for the homeowners in the Crossgates community, the Master Association Board of Directors has adopted the following Real Estate Signage Rules, for these primary reasons:

- A. To enhance the aesthetic environment
- B. To enhance the economic value of the community.
- C. To minimize adverse effects of signs on nearby property.
- D. To promote the overall general welfare of the community.

SIGN SPECIFICATIONS

Crossgates Homeowner's Master Association Board of Directors has approved a standard Real Estate signage size, style, color, and placement policy to be used in all sales of real estate in the community whether represented by a Broker, Auctioneer, or by private sale.

If a conflict in guidelines and/or requirements occurs, the community will always follow the most restrictive guidelines when it comes to signage.

- Sign frame - Black only. Standard frame allowing for two (2) riders of 6"x24".
- Main sign 18"x24"
- Sign rider (name, open house, sold, pending, etc.) 6"x24"

The maximum allowable signage for real estate signs will be four (4) square feet. Main sign - 18"x24" plus one rider 6"x24"

One rider is allowed by right, except that an extra rider may be used in accordance with the riders for Open House signs as detailed herein.

The sign colors, layout, style, and location of purchase will be available from and determined by the Crossgates Master HOA. (See also attached specifications)

The main sign, other than the Crossgates logo, may only contain the Brokers name, logo and contact number and For Sale, or For Rent.

Sign riders must be of the same color scheme as the main sign. One sign per lot, if double fronted, maximum of two (2) signs, but only one per frontage. No off-site For Sale signs are allowed.

Signs should be placed on the property with consideration to grounds service personnel and vehicle driver's visibility. Real Estate signs may not be placed on common grounds — they must be on the homeowner's property.

Off-site Open House directional signs may be no larger than 18"x24" and must comply with the color scheme of the Community Real Estate Sale Signs. The on-site Open House sign must be the main For Sale sign with the Open House rider, maximizing the overall size to 6 square feet for the Open House only. Open House signs may be placed three (3) days prior to the open house and removed no later than (2) hours after the event.

Open House sign locations are limited to one (1) on-site, unless the home is double fronted, and three (3) off-site locations (Open House or Directional Signs) if placement is within the Crossgates community. They must include the words 'OPEN' or 'OPEN HOUSE,' day and time of open house, name of broker firm.

PROCEDURE

Homeowners will notify Esquire Association Management at the address, email, or fax number found in the top right hand corner of page 1 and provide them with the following information in writing:

- A. Homeowners name, address, and contact number.
- B. Date Listing Agreement or sale begins.
- C. Broker Firm name, address, phone number and fax number.
- D. Listing agent name and contact numbers.

Failure to give written advance notice prior to the display of any signage placement will be considered a violation of these rules. The homeowner or his agent is responsible for compliance with all sign specifications, other rules and all costs associated with the acquisition, placement and removal of any real estate signage. All fines will be assessed against the homeowner.

Sign removal must occur within five (5) days after listing expiration or settlement of listed property. Failure to comply with any of these rules would constitute a violation. If a Notice of Violation Letter is issued, the Master Board or its representative shall have the right to immediately remove the sign and impose a fine after ten (10) days. The homeowner shall have the right to request a meeting with the Master Board within ten (10) days after the Notice of Violation Letter is delivered to contest the violation. Delivery shall be deemed to have occurred two days after the date of mailing or upon placement on the front door of the property). After ten (10) days or after this meeting, if a violation was found to have occurred, a fine may be imposed as follows:

1st Offense — \$50

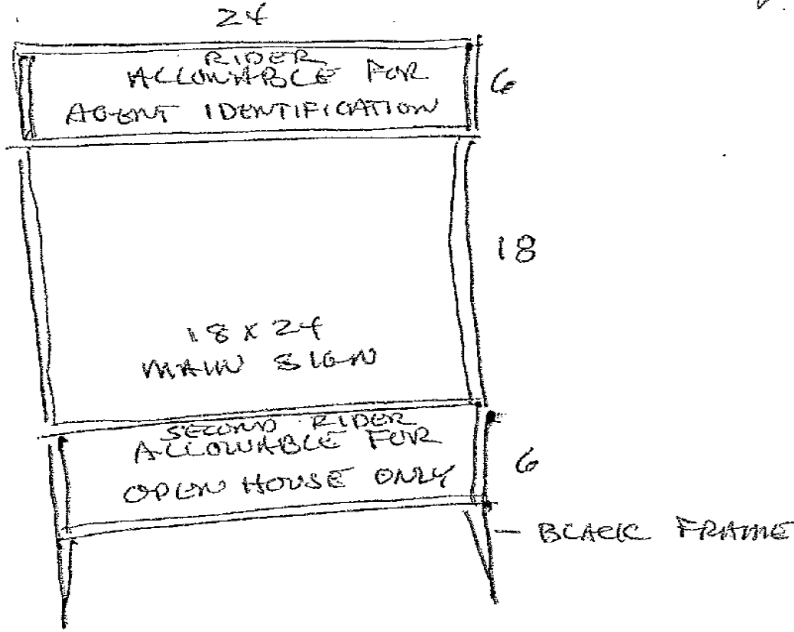
2nd Offense—\$100

3rd and subsequent offense — \$150

The ability and right of the Master Board to remove any sign immediately shall not be suspended or affected by a request for a meeting with the board. The fine will have the same effect as any other assessment and constitute a lien against the offending homeowner's property.

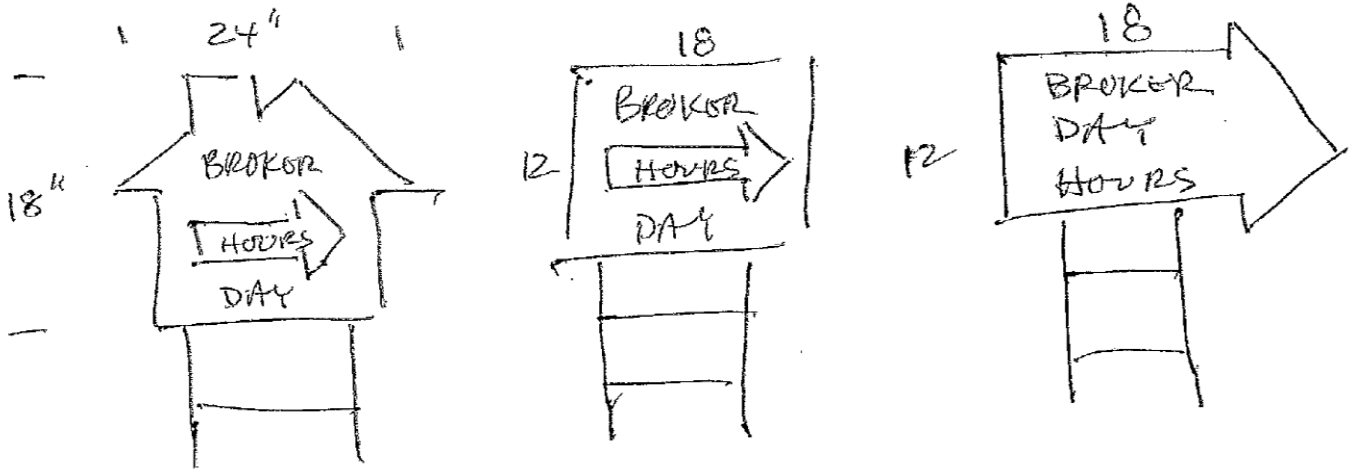
Crossgates Sign Specs

XGAT'S SIGNS
SPECS



YARD SIGN

DIRECTION AND/OR OPEN HOUSE
SIGN SPECS



MAX SIZE
18 X 24 ANY SHAPE / 2 COLOR
SPECIFIED
MUST INCLUDE
BROKER NAME
HOURS
DAY

23101-3-6x24-d-G92æep

FOR RENT
FOR SALE
OR JUST CROSSGATES!

CROSSGATES
FORREY
 Real Estate
717-392-5004

23101-3-18x24-0929.eps

for sale
CROSSGATES
FORREY
 Real Estate
717-392-5004

23101-3-18x24-1016 green.eps

THIS BACKGROUND
COLOR

CARSON FROST
717-615-4045

6x24
RIDERS

23101-3-6x24-a-0929.eps

BEIGE LETTERING

FOR SALE

6x24

SOLD

6x24

OPEN SUN.

6x24

BACKGROUND - PMS # 553C
 LETTERING - PMS # 7534
 (UNCOATED)

Matt Patterson

246 Granite Run Dr.
 Lancaster, PA 17601
 (717) 569-7606
 FAX: (717) 569-7876
 311@fastsigns.com
 www.fastsigns.com/311
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