
CHAPTER THIRTEEN - Section 13.05

RULES ON SIGNS

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I. GENERAL

- A. The Statements of Subdivision of Lake Monticello provide that "no billboards or signs of any kind shall be erected or maintained or displayed on any lot without prior written approval from the ECC." The purpose of this restriction is to prevent a proliferation of unsightly signs and to maintain the natural, wooded residential character of the community. These restrictions apply to all signs within the Lake Monticello community, including both business/commercial and non-commercial signs. Signs meeting the criteria herein will be deemed to have obtained prior written approval from the ECC. All other signs are prohibited. In addition, no illumination of any kind is permitted on any type of sign.

II. "FOR SALE" AND "FOR RENT" SIGNS

A. Size and Content

A single rectangular "For Sale" or "For Rent" sign may be placed on a lot. The size of these signs may not exceed 576 square inches.

B. Attachments

All attachments must fit within the limitations of the sign size.

C. Location

1. A sign shall be placed only within the boundary lines of the property.
2. A sign shall be placed only on the portion of a property adjacent to a named Lake Monticello street.
3. Signs to be posted at the Marina Point Condominiums shall meet the requirements of LMOA and the Marina Point Council of Unit Owners, Inc. The number of signs to be posted at the Jefferson Drive entrance to Marina Point is limited to the lesser of one per unit for sale or one per real estate company.

- D. Quality/Construction:** Signs shall be constructed of materials not subject to short-term (less than one year) deterioration.

- E. Method of Installation:** Signs shall be supported by stakes or rods driven into the ground. Supports shall not be greater than 1-1/2" X 1-1/2". Signs shall not be attached to or leaned against trees, houses or other structures.

F. Removal

1. Any sign permitted under this section shall be removed within ten (10) days after the closing date for sale or rental of the property.
2. Any sign in violation of this section shall be subject to removal by LMOA without prior notice.

III. OPEN HOUSE SIGNS

- A. Signs advertising Open House events shall be permitted, subject to the following restrictions:
 1. "Open House" signs shall be displayed only on Sundays, between the hours of 11:00 AM and 6:00 PM;
 2. The size, height, and location restrictions set forth in paragraphs II. A. and II. C. of this policy shall apply also to "Open House" signs.
- B. Directional signs, containing only an arrow and the words "Open House," shall be permitted, subject to the following restrictions:
 1. Directional signs shall be permitted at intersections only, along a direct route from Jefferson Drive, Route 600 or Route 618 to the street where an Open House is located;
 2. The display of directional signs shall be subject to the same time restrictions set forth in paragraph A.1. of this section;
 3. Where such directional signs are used, they shall be placed only adjacent to street signs. Not more than one directional sign shall be permitted for any one direction at any one intersection.
- C. Any Open House sign in violation of this section shall be subject to removal by LMOA without prior notice.

Note: Admittance to the Lake Monticello community for the purpose of visiting Open House sites shall be accomplished in accordance with Chapter 19 of the Policy Manual.

IV. NON-COMMERCIAL SIGNS

- A. **Number:** No more than two non-commercial signs shall be displayed on any lot at any one time, except that there shall be no limit on the number of political signs. Political signs are signs in support or opposition to candidates for elective office in any federal, state, local or LMOA election or primary on the Fluvanna County ballot and/or issue involved in any referendum or proposal contained on any federal, state, local or LMOA ballot.
- B. **Location:** All non-commercial signs shall be located on the owner's property.
- C. **Removal:** No non-commercial sign shall be displayed for a period of more than forty days. No political sign shall be displayed more than thirty days prior to the election or event to which they relate and all signs must be removed within 10 days after the election or event is held.
- D. **Quality/Construction:** All non-commercial signs must be in good order and repair.
- E. **Size and Height:** The size of any political sign may not exceed 576 square inches. Other non-commercial sign may not exceed 360 square inches, and the height shall not exceed 3' - 6" above ground level.

V. RESIDENTIAL PROPERTY IDENTIFICATION

- A. An owner of an improved property may install a sign on the street side which identifies the property (occupant's name and address). The sign shall not exceed two (2) square feet in

area. The sign must be placed within the property lines. The height, materials, design, color, and other pertinent visible characteristics must be in harmony with the general surroundings.

- B. All completed homes within the Lake Monticello community shall display a house number in accordance with PM 13.04 – ECC Application Process, Section IV. Final Inspections.
- C. The standard house number signs placed by Fluvanna County for emergency identification purposes shall be deemed to be in compliance with this policy.

VI. DOCK, PIER

A single sign with the occupant's name may be placed on a dock. The sign is not to exceed six (6) inches in height and twenty-four (24) inches in length.

VII. COMMUNITY IDENTIFICATION

The General Manager is authorized to approve the installation of street, directional, traffic control and other identification (information) signs as needed. Common area signs shall be designed so that they are readily recognizable as Association signs.

VIII. CONSTRUCTION SITE SIGN

Refer to PM Section 13.03 III. B.