

The Lake Forest Community Association, Inc.
Yard Sign Policy
Adopted April 9, 2007
Amended February 4, 2009

This policy governs the placement of signage in Lake Forest. The purpose of this policy is to promote aesthetic and quality-of-life considerations and the general welfare of all Owners. Section 9.8 of the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens provides that the Board of Directors may develop and implement uniform signage specifications and requirements applicable throughout Lake Forest. This policy should be interpreted in a manner consistent with all governmental codes and regulations.

Real Estate

1. All signs on a Residential Lot that are utilized for the advertising and marketing of a Residential Lot (including the residence thereon) for sale, lease, or rental must utilize a standard Lake Forest sign, the format, size, and color of which have been approved by the Board of Directors. These signs are blank with respect to agent, company, and contact information. Only one sign for sale, lease, or rental is allowed per property. One "occupied" sign, not to exceed twelve square inches, may be displayed for a period not to exceed three months. Any other type of sign with respect to the advertising and marketing of the sale, lease, or rental of a Residential Lot is strictly prohibited.
2. Approved signs are available for use by residents or their agents. To obtain an approved Lake Forest sign, the resident or must submit the Sign Request Form to SBB Management Company, which shall coordinate the placement of the sign in the appropriate yard. A refundable deposit must be made to secure the sign. Signs will be placed on Mondays and Thursdays.
3. The agent may purchase magnetic strips to match the Lake Forest signs designating agent's name, company name, and contact information from the approved vendor. Vendor information may be obtained from the management company or the LFHOA website: www.lakeforestdallas.org. The agent must remove these magnetic strips within 48 hours from the time the house is sold, leased, or taken off the market. Information "boxes" and/or "tubes" may NOT be attached to the For Sale signs.
4. Builders may use their standard signs until the house is complete. Upon completion, the builder must use the standardized Lake Forest signs in compliance with this policy.
5. The sign must be located between the sidewalk and the residence on the Residential Lot (if there is no sidewalk on a Residential Lot, the sign may be located no closer than three feet from the front curb of the Residential Lot).

6. One “open house” sign may be placed in the yard of the property being offered for sale, lease, or rental during the time period when the residence is being held open – not to exceed 4 hours duration on any one day. Such “open house” signs must be located within the area described in 5 above. “Open house” directional signs may be placed at the nearest cross street not more than 4 hours before and during the “open house,” and may not be located in front of the gatehouses.

Other Signs

1. No vendor signs of any kind are allowed in Lake Forest (e.g., pool company, remodeling, painting, roofing, lighting/sound, etc.), except to the extent (and only to the extent) of notices required by the City of Dallas.
2. One security company sign no larger than 12 inches by 12 inches is allowed at the front of a residence (within three feet from the front building line of a residence), and a second security company sign no larger than such dimensions is allowed at the back of a residence.
3. Other signs, such as “team participation,” are allowed as long as they are professionally done and are no greater than three square feet in size. These signs must be installed within three feet of the front building line of the residence; a sign of this nature is not allowed on a Residential Lot on which a residence has not been constructed.