

Gateway Greens Sign Guidelines

Goal

WCI has established a system of signage control throughout Gateway through recordation of protective covenants and restrictions. This system is intended to assure that signage used in the community is reasonable uniform and is not permitted to detract from the cohesion and beauty of the community.

Process

This section is intended to outline the basic requirements of the system for the information of persons living or working in Gateway Greens. It is not intended to address every possible situation, or to limit the DCR's discretion as applied to signage request and may not be relied upon as establishing or limiting rights.

For all signage within Gateway Greens appropriate standards should be selected from this manual. Signs complying with these standards may be described for approval by reference to this manual. Any deviation from the dimensions, construction details, copy and color specifications outlined within this manual must be presented to the DCR in a comprehensive graphic format with all pertinent details and specifications indicated for review prior to fabrication. In addition to any other situation requiring DCR approval under relevant covenants or restrictions, the DCR must also approve in writing any deviation from the signage manual standards.

If a sign which deviates from the Gateway Greens standards is found by the DCR not to be in compliance with the manual standards, or any other sign requiring approval is erected without written approval, the Owner of the sign is subject to notification by the DCR that the non-conforming sign must be made conforming. If the sign is not removed within any period specified after notification, the DCR may remove the sign.

No decision made by the DCR regarding any waiver or failure to enforce any restriction shall constitute a waiver of any right to enforce these standards or any provision of any covenant or restrictions contained in any recorded instrument. Interested persons are directed to the relevant instruments as recorded with affects the portion of Gateway Greens in which they intend to erect a sign.

When requesting approval of a sign, a site plan (landscape plan and lighting specifications when applicable) must accompany sign specifications for review. A color schedule has been included in these guidelines and must be followed throughout the community.

Standards for Gateway Greens Real Estate "For Sale" and "Open House" Signs

Signs placed in medians or between the sidewalks and the road are subject to removal and destruction. Do not use attention getting devices such as ribbons, banners, or balloons. So that gate guards may direct visitors to your "Open House" within Gateway Greens, please pre-register with the Gate office at Gateway Greens Dr. and Gateway Blvd.

The only approved colors are: Post and sign panels (all sides): Flex Bon #5710W (Snickerdoodle) semi-gloss enamel paint.

Lettering and the graphic line: Forest Green, computer Cut P.S. Vinyl

For Sale Signs: One (1) wooden "for sale" sign, size 10 inches tall x 32 inches wide (10" x 32"), may be placed on a property for sale. Use 2x2 posts with points; total height of sign above ground is 24 inches. Sign colors, see above.

- Copy may include: (a) realty company name, (b) agent's name, (c) two phone numbers.
- "For Sale" signs may have one small attachment at top or bottom, such as "pool", or a "name rider," or an information box.

Water Features

- Water features are discouraged unless they can be justified for use in Gateway's natural setting. Any water feature visible to the public requires approval by the DRC. If approved, water features must be kept in scale with the residence(s) and have limited jets, sprays, and surface area, to reduce the loss of water through evaporation. It is recommended that water features be designed within private courtyards.

Solar Panels

- Solar Energy Collector Panels or attendant hardware or energy conservation equipment shall be permitted. The DRC suggest they be constructed and installed as a harmonious part of the architectural design of a structure. They should be located so as not to be readily visible from surrounding streets or home-sites and additional trees may be required to screen from off-site view.

Accessory Structures

- Including, but not limited, playhouses, tool sheds, gazebos, doghouses, play equipment, trampolines, basketball goals, etc. are not permitted unless specific approval from the DRC is obtained as part of approved plans, or by separate request. Such approval may include additional landscaping to buffer views.
- Similarly, no decorative object such as sculptures, weathervanes, flag poles, birdbaths, fountains, etc., may be placed where it would be visible from streets, golf course, or adjoining home-sites and parcels unless the DRC grants written approval. (See section V. for further guidelines.)

Walls and Fences

- All proposed fences and walls require approval by the DRC as part of the Final Plans, and their design must be in keeping with the general exterior appearance of the residence. If approved, wall/fences must be located the same distance from the property line as the height of the wall/fence, and be limited in height to a maximum of five feet (5'). Fences and walls may not encroach upon a drainage easement.
- If a fence or wall is constructed within a utility easement, it is subject to removal by the utility company if deemed necessary.

Grading and Drainage

- Drainage is an important part of the design plan and will be a factor considered by the DRC.
- No drainage from land or structures may flow onto the golf course property, any adjacent commercial property or other residential property unless approved in writing by the DRC as part of a drainage plan.
- Drainage must be controlled to prevent damage or erosion to any property. Grading and drainage (including aesthetic landscape berming) must conform to an approved grading and drainage plan and work in conjunction with overall master planned storm water systems in Gateway.
- Berming must not extend beyond property lines not interfere with Gateway's established drainage patterns. Make all transitions even and smooth.
- Final grading of all planting areas must be rolled, raked and hand worked to achieve a smooth, continuous surface.
- A Grading Plan must be included with the Construction Review submittal. The Grading Plan must indicate the direction of drainage flow and proposed spot elevations to be graded for the entire home-site. This information may be included in the site plan.
- The following diagrams indicate the proper drainage for each type of home-site in Gateway Greens.