

## 11. SIGN AND FLAG GUIDELINES FOR CROOKED RIVER RANCH RESIDENTIAL AREAS

**Purpose:** To comply with Crooked River Ranch's (CRR) CC&Rs and the Jefferson and Deschutes County Codes.

**Policy:**

- I. No sign may be displayed on any parcel unless expressly permitted or by written approval/application of the Architectural Review Committee. {Ref: CC&R's Article VII PROPERTY USE RESTRICTIONS}.
- II. Any sign or flag which contains any of the following, in words or pictures, may be handled in an expeditious manner outside the normal CC&R complaint process: Vulgarity, swear words, nudity, pornography, malicious, vicious, profane, indecent or any other language or picture that may be perceived as such that does not meet normal community standards. Once a complaint involving any of the above is received by the Ranch Administration staff and has been declared valid by 2 members of the CC&R Committee, the Ranch Manager may authorize a telephone contact of the owner and/or renter to immediately remove the offending sign or flag. The Ranch Manager or designee, plus a second observer to verify the call, will make this initial contact. If no phone contact is made, the Ranch Manager can request an emergency meeting of the BOD. The BOD can then authorize a Process Server to be tasked with 24 hours to deliver a letter requiring sign/flag removal and notification of the potential for an open violation designation and fine. The violator has 24 hours from receipt of notification to permanently remove the sign/flag. If no compliance, the BOD, at its discretion can designate a Violation C-3 and assess the property owner a fine as outlined in the Policy and Procedures Manual. {Ref: CC&R Enforcement Procedures}. The fine can be assessed every 30 calendar days until the sign/flag has been removed.
- III. All community banners/signs to be displayed at the entrance of CRR at Antelope and Chinook and Mustang and Chinook will be approved through the Administration Office after completing a Banner Request form. A sample of the banner must be included with the request. Banners must be professional and appropriate. Banners may be from any banner and/or print shop but must comply with the "Guidelines for Event Banners". The Maintenance Department will put up the banner. The banner may be displayed up to 2 weeks prior to the event, unless there was a prior week's banner posted, and will be removed within 2 days after the event by the Maintenance Department and rolled up to prevent damage to the banner so it may be used again.
- IV. Sign limitations and exceptions to Architectural Review shall be as follows:
  - A. A maximum combination of 4 signs and flags to be displayed per property at one time.
  - B. No flag shall exceed 24 square feet in size. No sign shall exceed 5 square feet in size.
  - C. No temporary sign or flag shall be placed within 5 feet of any road and placed in a location that will not obstruct the vision or view of vehicular traffic. Example: Garage Sale signs, Real Estate signs, Event Signs, Political signs, Children at Play signs, etc. No signs or flags shall be affixed to power poles, trees or structures not belonging to the property owner.
  - D. No sign or flag may be illuminated internally or externally except for the CRR Welcome Sign and the US Flag.

- E. Business signs are allowed but require ARC Approval. A Home Occupation Permit must be obtained from the county before a business can advertise with a sign in the residential zone and can only be placed upon the property on which the business use is located.
- F. Property name signs require ARC approval with signs placed before August 2020 being “Grandfathered” in and are exempt.
- G. Garage Sale signs **must** be dated with the date of posting and may be put up **2 days** before the sale begins. All signs must be removed within 24 hours after the sale ends. Signage may not be posted more than 6 times per calendar year per property.
- H. All event (wedding, etc.) signs can be displayed 2 days before the event and must be removed within **24 hours** following the event.
- I. Only 1 real estate sign per property offered for sale or rent of no more than 5 square feet is permitted and must be removed **immediately** after close of escrow. {Ref: CC&R’s Article VII PROPERTY USE RESTRICTIONS}.
- J. Real Estate signs for “Open Houses” may be put up on the day of the event and must be removed immediately after the Open House.
- K. No directional signs are allowed with the exception of Garage Sale signs, Open House signs, and those with the approval of the Architectural Review Committee.
- L. Federal, State and County election/political signs and/or flags may be displayed **60 days** before an election and must be removed within **3 days** after the completion of voting in Oregon. CRR election/political signs can be displayed on **July 1<sup>st</sup>** and must be removed within **3 days** after the election. All political signs may be placed on private property only after receiving permission of the property owner. A political sign refers to a sign regarding a candidate running for political office or regarding a political issue to be considered in a current election.
- M. No signs may be placed on **Community Property** or attached to the CRR Welcome sign without prior written approval.
- N. Contractor’s and subcontractor’s signs may be displayed when the work actually starts, not when the contract is signed, and must be removed within **5 business days** after completion of work.
- O. The US flag, POW/MIA flag, State flag, foreign country and US military branch of service flags should be flown or draped according to official American flag etiquette rules and will be included within the parameters of the sign and flag limitations without prior ARC Approval.
- P. All permanent signs and flags must be placed on or inside the property lines and off the road right of way. While most CRR roads have a 60 foot right of way, those connecting to BLM land have an 80 foot right of way. Including but not limited to No Trespassing, Slow Down, Dust, decorative flags that are not vulgar or political, flags supporting diversity and inclusion, Official Flags representing Country, State, Sports, Schools, Emergency Services and Military.