



**Arlington Ridge Community Development District**

c/o Inframark Management Services | 313 Campus Street | Celebration, FL 34747

## **Open House Directional Signage Policy**

### **Purpose:**

To establish guidelines for the placement and removal of open house directional signs on CDD property.

### **Policy:**

#### **1. Sign Limitations:**

- Each open house is limited to a maximum of four (4) directional signs within the gates of the community and one sign at the entrance of 27.
- Signs may be no larger than 18 inches by 24 inches.
- Signs may only be placed on CDD common area property. (Refer to map)
- Please contact the HOA for signage guidelines in front of the house for sale.

#### **2. Timing:**

- Signs may be posted no earlier than two hours before the start of the open house.
- Signs must be removed within two hours after the open house ends.

#### **3. Approval and Contact:**

- The administrative office must be contacted and form submitted prior to posting signage.

#### **4. Content Restrictions:**

- Signs may not contain any advertisements, political statements, or personal opinions.

#### **5. Enforcement:**

- Violators of this policy will be denied future signage privileges. Policy must be resubmitted annually on October 1<sup>st</sup> for real estate agents.

I acknowledge that I have read and understood the Open House Policy and Exhibit A. I agree to adhere to the guidelines and procedures outlined within the policy. I understand that compliance with this policy is mandatory and that any violations may result in revocation of signage privileges.

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**Resident or Agent Signature**

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**Address or Lot #**

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**Real Estate Company (Agents)**

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**Primary Phone # or email contact**

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**Date**

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**Administrative Office Approval Signature**

## Exhibit A

### **Arlington Ridge Community Development District Signage Policy**

*Effective: December 21, 2024*

1. **Purpose.** The Arlington Ridge Community Development District (“**District**”) was created pursuant to the provisions of Chapter 190, Florida Statutes, and provides for the ownership, operation, maintenance, and provision of various property, facilities, and services within its jurisdiction. The District desires to establish a policy whereby interested parties may place signs, signposts, signboards, and other forms of removable marketing or advertising devices (collectively, “**Signage**”) on District-owned property (“**District Property**”). Accordingly, the following policies and procedures govern the approval and posting of Signage on District Property.
2. **Application.** Individuals or entities wishing to place Signage on District Property (“**Applicant**”) shall submit to a written request to the District Manager, or his/her designee, including the following information: contact information including, at minimum, name, address and telephone number of the Applicant; and a complete description of the Signage. Applicant should attach an image of the proposed Signage to the written request. Each Applicant shall obtain and attach to the request the written consent for the display of such sign of the person having the right to use, and possession of, the Signage content. Any Signage in which the identity of the sponsor is not readily and unambiguously identifiable must include the following phrase to identify the sponsor in clearly visible letters: “Paid for by [sponsor name].” Requests for Signage shall be considered on a first-come, first-served basis. The District Manager, or his/her designee, shall have the authority to approve or deny any such application. Any such approval or denial shall be evidenced in writing to the Applicant, and any approval may be subject to any such conditions as the District determines in its sole discretion. The District reserves the right to deny any request for Signage due to lack of suitability or availability of space on the proposed location, and lack of consistency with the limited purpose of the Signage Policy as stated below, among other reasons which may be deemed to be in the best interests of the District. Among other requirements, any Applicant who is granted the right to install Signage shall enter into a License Agreement with the District, in a form acceptable to the District.
3. **Limited Public Forum Status; Prohibited Signage.** The District’s approval of requests to post Signage on District Property does not provide or create a general public forum for expression. The District’s fundamental purpose behind allowing posting of Signage is to promote community businesses and services, to protect and promote the health, safety and welfare of District residents as well as the residential character of the community. In furtherance of that limited purpose, the District retains strict control over the nature of the Signage approved for posting on District Property. Accordingly, the following content is not consistent with the limited purpose of the Signage Policy and thus shall be prohibited: signs promoting obscene material, sexually-explicit material or illegal activities; signs promoting religious or political material; and signs promoting alcohol or tobacco products; firearms; adult/mature rated films, television, or video games; or adult entertainment facilities or services; and signs that are false or misleading; and signs that contain any material that is an infringement of copyright, trademark or service mark, or is otherwise unlawful or illegal; and signs that promote any activity or product that is illegal under any federal, state, or local law; and signs that contain any profane language, or portray images or descriptions of graphic violence; and signs that are demeaning or disparaging toward an individual, group of individuals, entity, or entities; and signs that are harmful or disruptive to the District. The Applicant shall comply at all times with all relevant laws, rules, regulations, codes, or ordinances applicable to posting of Signage on District Property and shall, upon request of the District, provide proof of such compliance.
4. **License.** With respect to any Applicant who is granted the right to install Signage (“**Licensee**”), the District hereby grants to Licensee a license (“**License**”) to access, install, repair, and remove its Signage, subject to any conditions set forth in the District’s written approval letter. Any such License is subject to the following terms and conditions: all Signage shall be accessed, installed, and maintained in full compliance with this Signage Policy, and applicable laws, regulations, and codes; and licensee shall be fully responsible for the installation of its Signage on District Property and any damage, removal, or other incidentals associated with the installation, ongoing use, and/or removal of its Signage; and licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee’s exercise of its rights under the License; licensee shall be responsible for returning any affected property to its original or better condition upon removal of licensed Signage; licensee and its contractors and/or subcontractors shall use due care in installing, repairing and replacing any Signage and shall carry industry standard insurance, including worker’s compensation insurance, automobile liability insurance, and general commercial insurance in the amounts of at least \$100,000 each; any Licensee who is granted the right to install Signage shall be responsible for all costs of installing, repairing, replacing, and removing the Signage. The District’s approval of requests to post Signage in no way constitutes an endorsement of the advertiser or the content or message of the Signage.
5. **Reservation of Rights.** The District reserves the right to suspend, modify or revoke this Signage Policy as the District’s Board deems necessary in its sole discretion to comply with legal mandates, to accommodate the primary purpose of this Signage Policy, or otherwise to further serve the best interests of the District. Further, the District reserves the right at any time to revoke any License granted hereunder, and for any or no reason.



**Red Boxes** indicate approved CDD common property areas for directional signage. Please be sure signs do not obstruct traffic views.

Signs may be no larger than 18 inches by 24 inches. Maximum of four (4) directional signs are permitted within the community.

**Note:** Avoid placing directional signs in front of residents' homes.

Check with the HOA for Open House sign requirements at the specific home for sale.