

Executive Board
Arbor Rose Community Association
c/o Horst Property Management
330 Granite Run Drive
PO Box 3330
Lancaster PA 17604-3330

Memorandum

November 15, 2018 (Amended September 16, 2020¹)

To: Arbor Rose Estates Homeowners
From: Executive Board ARCA
Policy Statement 2018-02
Subject: Signs

Reference: Declaration of Restrictions and Easements Section 7.6

This Policy Statement addresses the placement of signage on properties within Arbor Rose Estates. *For the purposes of this Policy, the word "sign" refers to any kind of visual graphics/messages created to display information on signs, banners, window dressings, etc. that can be seen from the exterior.*¹

Paragraph 7.6 of the Declaration of Restrictions and Easement states in part:

The use of any sign, including those for the purpose of identification or renting of property, is prohibited. "For Sale" signs are permitted if the sign is approved by the ARCA Board. All such signs shall be of the same general size. Only one such sign will be allowed on each Home-Site, except that a Home-Site which faces more than one street may have a sign placed along each street.

In order to promote safety and security to the residents of the community and to demonstrate support for our youth's participation in school extracurricular activities, the following is permitted without Board approval:

1. One sign that indicates that a home is protected by a security service may be displayed in the front of the property provided that the sign is maintained in good condition. These signs may be placed adjacent to mail posts or staked in landscaped areas.
2. A sign warning that the property has an invisible fence is permitted to be placed close to the boundary of the electrical field.
3. Recognition of youth participation in an extracurricular activity is permitted provided that the display is of the same size and color combination as others posted in the development for similar activities. Such displays are designed to promote school spirit and are provided by booster clubs or the school district. All such displays shall be placed in landscaped areas and be removed when the school activity is complete.
4. Signs for yard or garage sales are permitted to be posted five days prior to the event and removed at the end of the day of the sale.
5. Signs that advertise ARCA activities, such as garage sales, block party, etc. are permitted to be displayed with the homeowner's permission and on common ARCA property.
6. No other signs are permitted including, but not limited to, political signs, contractor or service provider signs, and for sale signs other than for the sale of the residence.
7. No signs are to be placed on common association property unless they are for an ARCA event approved by the Directors such as the annual yard sale, block party, etc.
8. Any deviation from this policy statement requires Board approval in writing prior to a sign being placed on any property within the Arbor Rose development.
9. The Board of Directors reserves the right to request the immediate removal of any sign that does not meet the specific requirements noted above in this policy statement.



William Weber
President ARCA



Jason Lawrence
Secretary ARCA

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¹Amended 2020-09