

Architectural Control Committee Design Standards - Signs

Definition: Sign(s) is anything on which inscribed words or designs intended to inform and which is displayed in public view. Inclusive of flags, garden flags or any material that displays words written or design images.

No Signs including but not limited to commercial, and similar signs shall without HSB Architectural Control Committee prior written approval of plan and specifications therefore, be installed, altered or maintained on any Lot or on any portion of a Structure visible from the exterior. To clarify further, Signs are not allowed anywhere on a Lot or on any Structure on a Lot visible from any exterior view, except for the exceptions approved by HSB Architectural Control Committee Design Standards effective 1/1/2022

The HSB Architectural Control Committee reserves the right to adjust Sign restrictions by the HSB Community Association for approved exceptions based on a formal request provided by Homeowner via HSB Architectural Control Committee Application for Sign(s). Homeowners limited to no more than 4 signs per lot with the exception of the Political Season(see below) or requires a request for exception to HSB Architectural Committee via HSB ACC Application process.

Additionally HSB Architectural Control Committee can restrict the size and number of signs per lot to preserve the HSB Community Association overall appearance as required. Any sign(s) identified to have any profanity will be removed without notice to homeowner. HSB Community Association also reserves the right to remove any Sign(s) that may be considered inappropriate within the HSB Community Association within 24 hours of notice to homeowner. Violations to the Sign Design Standards could result into Per Diem Sanctions per HSB Community Association standards.

Approved Sign(s) Design Standard Exceptions by HSB Architectural Committee:

Celebration Signs:

1. Birthday
2. Newborn
3. Anniversary
4. Graduation & College Acceptance
5. Success Recognition - Welcome Home
6. Others - contact HSB ACC

Celebrations signs above should be removed within 3-5 days with exception of Graduation/ College Acceptance signs can be posted up to 60 days.

Celebrations signs allowed can be no larger than 24"x 30" with exception of the utilization of a Rental Sign company's like Card My Yard Signs (maximum 3 days)

Seasonal Holiday Signs, Flags, Decorations are allowed:

1. Signs and Seasonal Decorations representative of various seasonal holidays are approved and can be posted 4 weeks before the Holiday and should be removed in a reasonable time period post the holiday season - 2 weeks.
2. Acceptable sign sizes should not exceed 24" x 30" or less
3. Acceptable flags sizes should not exceed 36"x 60" or less
4. Holiday Decorations allowed as marketed by general vendors.

Social Message Signs

1. Social Message signs are allowed and can be no larger than 24"x 30" in total size.
2. No more than 2 Social Message signs allowed at any one time to be posted on homeowners property.
3. Social message Signs allowed to be posted on homeowners lot for up to 60 days over each 12 month period.

Political Season and Signs:

1. Political Signs are allowed up to 60 days prior to an election (Community, State or National) and signs need to be removed within 5 days post the election.
2. Political Signs should not exceed 24"X 30" in size
3. Political flags/banners should not exceed 36" x 60" in size.

Flags/Banners

1. Flags and Banners are allowed to be hung on the home from a standard pole that is physically attached to house or the mailbox.
2. High School, College, Professional sports team, Seasonal (Spring, Summer, Fall, Winter) flags/banners and Holiday flags/banners approved for display.
3. Unaltered US American Flag/US Military Flag or official unaltered flag of another Nation approved
4. Independent-separate Flag poles would require an HSB Architectural Application to be submitted for review by the HSB Architectural Committee.
5. Flags sizes can range from 12"x 18" to 36"x 60"

Real Estate Signs:

1. Real Estate signs / Directional signs must meet the City of Roswell Real Estate criteria and no signs can be located within the public right of way or at HSB front or rear entry
2. No more than one (1) For Sale /For Rent per Lot. - Signs cannot exceed 6 sq.ft in area. Lots on the Golf Course allowed one (1) For Sale Sign with same dimensions on property.
3. Open House Signs - one sign on the property and two (2) additional standard directional signs may be posted on internal neighborhood corners. Any signs posted on individual lots requires approval from homeowner. Signs can be posted for the designated Open House day only. (7:00am-6:00pm)
4. Open house directional signs should not exceed 4 sq.ft.-There should be no balloons, streamers, or pennants tied to the signs. The sign can contain the name of company/ Agent, time of open house and an arrow indicating direction.
5. All Open House Signs to be removed by vendor at the end of designated business day 6:00pm or signs will be removed by HSB Security.
6. No Sold signs allowed on property.
7. All signs posted for sale or rental on homeowners lot need to be of Real Estate Professional Standard Community format in size, design and presentation.

Garage/Yard/Moving/Estate Sales

1. Garage/Estate Sales must meet the City of Roswell requirements includes city permit.
(Stickers required on signs)
2. One (1) sign may be placed on the homeowners property where the sale is being held on the Day of the sale only, not to exceed 2 days.
3. Garage Sale sign maximum size of Sign(s) should be no greater than 4 square feet.
4. Estate Sale sign maximum size of sign should be no greater than 6 square feet.
5. Signs allowed to be posted from 7:00 am - 6:00pm day(s) of the sale.
6. Two (2) off premise directional signs not to exceed 4 sq.ft. permitted and need to meet City of Roswell ordinance and can be posted on neighborhood corners. Any signs posted on individual lots require approval from homeowner. There should be No balloons, streamers or pennants tied to those signs.
7. No signs can be located in the public right of way or in the HSB front or rear entry way.
8. All signs must be removed at the end of Garage/Estate Sale by Homeowner/Agent (6:00pm) or signs will be removed by HSB Security.

Note in an effort to minimize the need for individual Garage /Yard Sales the HSB Association normally conducts a yearly community wide garage sale and Residents are encouraged to participate at that time

Miscellaneous Signs Approved:

1. Signs as may be required by legal proceedings approved
2. Homeowners professional Security Signs
3. Signs approved by HSB ACC upon request from homeowner via HSB ACC Application.