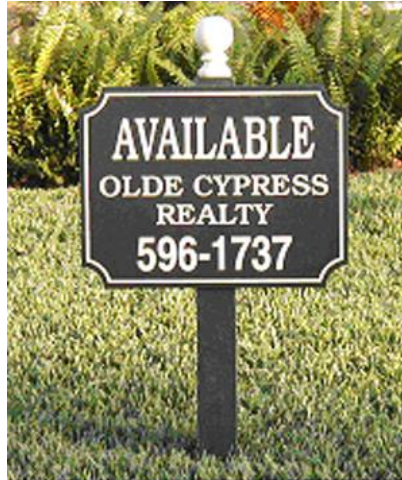


**For Sale and Open House Sign Regulations for Grandezza  
Adopted by the Grandezza Master POA, Inc. on April 16, 2007  
(Revised April 2017)**

Effective date of policy is May 1, 2007. Provide immediate notice to all residents within Grandezza so they can communicate policy to their realtors to prepare signs, and advertising for upcoming open houses.

**Resale Signs of Property**



1. Residents/realtors may post **one** For Sale **in/on** the front of the property and not within a road right of way (if permitted by local HOA).
2. Cream or clear rectangular information boxes should be attached to the bottom post of the sign.
3. All signs in violation will be removed and will be held for 3 days at the gatehouse and then disposed of.
4. Signs must be removed once the property is “under contract”.
5. Signs must be in good condition including paint color and condition.
6. Signs must be placed parallel to the street, in front of the home and in the pine straw for ease of lawn care but outside the road right of way on private property. Within condo neighborhoods, signs may be placed on common lands in front of the condo for sale if approved by the local neighborhood board.
7. Information boxes are allowed to be placed close to the sign.
8. Balloons and flags are not permitted.

9. The sign must be a single or double posted wooden rectangular sign measuring 2' wide by 1 1/2' high with inverted radius corners and cream colored lettering proportionate to the size of the sign, to include the following information:

Realtor

- a. "Available", "For Sale" or "Offered By".
- b. Real estate agency
- c. Telephone number of real estate agency
- d. Agent's name
- e. Agent's phone number

For Sale By Owner

- a. "Available" or "For Sale"
- b. By Owner
- c. Telephone number
- d. Second phone number if desired

10. Posts to be 4"x4" – 3' above ground.
11. Color: Benjamin Moore Glow Essex Green.
12. **One** rider board 2' wide by 3" high with inverted radius corners and cream colored lettering may be used for the following information if not previously provided on the main sign:
  - a. Agent's name
  - b. Agent's phone number
  - c. Web address

## Open House Signs for Resale Property

1. The Master will provide an "Open Houses" sign for all of Grandezza that is at the main entrance on Ben Hill Griffin. The "removable" sign will be placed by access control staff on Saturdays and Sundays at 1:00 PM and removed by access control staff at 4:00 PM on both Saturdays and Sundays.
2. Residents/Realtors are required to have an "open house pre-approved" and property address must be sent to Vesta Property Services on or before the **Thursday prior** to the "Open House", **no later than 3pm**, to be included in "flyer on Open Houses" distributed by the gatehouse.

Open house listing requests must be submitted at [www.vestapropertyservices.com/sw](http://www.vestapropertyservices.com/sw)  
Click "Online Services" and then "Grandezza Open Houses".

3. Vesta Property Services will provide the gatehouse staff on Friday a weekly summary of "Open Houses" for that weekend.
4. Gatehouse staff will distribute listing of "Open Houses" and a map of Grandezza to all visitors attending an open house on Saturday and Sunday.

5. The standard times for "Open Houses" are on Saturday and Sunday from 1:00 PM to 4:00 PM. "Open Houses" during the week will not be supported by gatehouse staff but are still required to have "pre-approval" and all other guidelines apply.
6. **One** Open House sign can be posted on the property for sale and can be placed 15 minutes before an "Open House" and 15 minutes following an "Open House". Signs will be removed after 30 minutes by access control staff.
7. Balloons or flags are not permitted.
8. **One** directional sign may be placed and removed by a realtor in front of a community during the hours of an open house, so long as the sign meets the standards as set forth in item 11 (below). Open house signs on common areas may be waived in condominium neighborhoods by the local board as long as the sign is placed immediately in front of the property for sale.
9. On Saturday and Sunday from 1:00 PM to 4:00 PM Access Control staff at gatehouse will record visitor information on the Daily Traffic Log and issue a pass to visitors viewing homes at open houses without restriction.
10. Except for on Saturday and Sunday from 1:00 PM to 4:00 PM Access Control staff at gatehouse will require an appointment and for the visitor(s) to be on the pre-approved guest list for entry for a showing or an open house.
11. The sign must be:



- a. 18"x 24" sign double sided
- b. Beige with green copy text, reading "Open House" standard sign available at:  
Bonita Springs-Estero Association of Realtors, Inc.  
25300 Bernwood Drive, Ste. 1  
Bonita Springs, FL 34135  
239-992-6771

**Enforcement: The Access Control Roaming Guard can remove for sale signs, open house signs, balloons or flags in violation. First offenders can be issued a warning. Second offenders can be fined \$100. Third offenders, \$200, etc. In the event a Realtor cannot be fined then the owner of the property for sale will be liable for the fines and their property subject to liens as stated in the Master Association Covenants. Non-resident violators can be denied access through the front gate.**