

**ONE FORD ROAD
Real Estate Brokerage
Rules and Regulations
Effective May 1, 2004**

SIGNAGE

For Sale signs must conform with the guidelines as set forth in the Newport Beach Temporary Sign Ordinance. (See attached)

No Open House signs will be allowed outside the Ford Road gates. Directional signs must be used only during the open house hours and must be removed following the open house. One directional sign per intersection will be allowed. No alterations or additions to the signs will be allowed. No balloons, banners or flags will be allowed with the signs or at the listed property. Signs not in compliance will be removed by the association and subject to storage fees and/or disposal. The HOMEOWNER must give 48-hours notice to the front gate of any Open House. An Open House visitor must identify the property he/she is visiting to gain gate access.

For Sale signs should be located in the front yard and not in the common area.

OFFICE PREVIEW

Individual Office Preview will be allowed. The homeowner must schedule it with the main gate at the Ford entry one day prior to the preview.

BROKER PREVIEW

One Broker Preview per month will be allowed between the hours of 11:00 a.m. and 2:00 p.m. The listing agent must be present at the listed property.

OPEN HOUSE

A maximum of four open houses will be allowed per calendar month on Saturday and Sunday only.

The Association reserves the right to change these regulations from time to time.

Newport Beach Temporary Sign Ordinances
Chapter 20.67.035 of the Newport Beach Municipal Code

A.1. Real Estate Signs in Residential Districts

- a. Real estate signs and open house signs are permitted, on a temporary basis, in residential districts, so long as the signs conform to the criteria specified in this section.
 - (1) In the R-A, R-1, R-1.5, R-2 and PRD districts, as well as PC districts that provide for residential uses and contain no specific provisions relative to temporary signs, temporary real estate signs are permitted subject to the following:
 - (a) One sign per lot except as provided in subsections a.(1)(a)(1)(e) and (f) of this section;
 - (i) The sign shall not exceed two hundred sixteen (216) square inches (1.5 square feet)
 - (ii) The sign may have one rider not to exceed ninety-four (94) square inches;
 - (iii) The sign may include one brochure box not to exceed one hundred fifty-four (154) square inches. For purposes of this section, a brochure box means a plastic or metal container designed to hold brochures or flyers describing or advertising the real property for sale, lease, rent or exchange;
 - (iv) The overall height of the installed sign, rider and brochure box shall not exceed four feet above ground unless the sign is mounted flush to a wall;
 - (b) The sign shall be placed on the parcel for sale, lease, rent or exchange and shall not be installed in a manner that creates a hazard for traffic or pedestrians;
 - (c) No flags, pennants, balloons, or other attention-attracting devices shall be displayed;
 - (d) The sign shall be removed immediately after the sale, lease, rental or exchange of the property has been consummated;
 - (e) In addition to the sign permitted above, one on-site open house sign may be posted during the time an owner or owner's agent is on the premises and the premises are open for inspection, subject to the following:
 - (i) The sign shall not exceed two hundred sixteen (216) square inches (1.5 square feet) and riders are not permitted;
 - (ii) The sign shall not be installed in medians or anywhere within the traveled way of any street or highway, nor installed in a manner which creates a hazard to traffic or pedestrians; provided, however, the sign may be installed on or in a vehicle parked on the street adjacent to the property for sale, lease, rent or exchange if there is no feasible way of installing the sign on private property due to absence of front yard setback or other conditions;
 - (iii) The overall height of the sign shall not exceed four feet above the ground unless the sign is installed on a vehicle as provided in subparagraph a.(1)(a)(1)(e) of this section; or other conditions exist which require the sign to exceed four feet to be reasonably visible from the street, however, in no event shall the sign be higher than necessary to be reasonably visible from the street;
 - (f) In addition to the open house sign permitted in subsection a.(1)(a)(1)(e) of this section, three off-site open house signs are permitted when the owner or owner's agent is on the premises and the premises are open for inspection, subject to the following:
 - (i) Each off-site open house sign shall not exceed two hundred sixteen (216) square inches (1.5 square feet) and riders are not permitted;
 - (ii) The overall height shall not exceed four feet above ground;
 - (iii) The sign shall not be installed before eight a.m. and must be removed no later than sunset;
 - (iv) The sign shall not be installed in medians or anywhere within the traveled way of any street or highway, nor installed in a manner that creates a hazard to traffic or pedestrians. The sign also may not be attached to any public property, as detailed in section 20.67.025.1.6 & 1.7;
- b. All Residential Districts. The Planning Director may approve temporary signs for the first sale of structures and/or lots in any district for a period of time not to exceed one year following the recordation of the final subdivision map.
- 2. Commercial and Industrial Districts. Commercial and industrial properties shall be permitted one real estate sign not exceeding twenty (20) square feet in area which advertises the sale, lease or rental of the premises upon which the sign is located.