

High Desert Residential Owners Association  
High Desert Sign Policy  
Adopted November 15, 2022

### **I. Authority**

This policy is adopted in accordance with Section III C, Paragraphs 3.16-f HDROA By-Laws, which set forth the general powers and duties of the Board of Directors with respect to the administration of the Association's affairs.

### **II. Background and Purpose**

The High Desert Guidelines for Sustainability and the CC&Rs set forth the basic rules for the display of real estate and other types of signs in the various High Desert Villages. A separate document, the High Desert Sign Guidelines, was subsequently adopted to augment and further define the application of these basic rules. In June 2006, the Board of Directors adopted a resolution that modified the portion of the High Desert Sign Guidelines pertaining to the procedure to be followed in obtaining standard signs for homes in Estate and Premiere Villages. The purpose of this Policy is to update and replace the prior High Desert Sign Guidelines document and consolidate all related requirements for High Desert signage.

### **III. Rules and Standards**

**A. Signs on Major Streets:** No signs of any nature are allowed on the major streets (Tramway, Academy, Spain, Cortaderia, Imperata, Blue Grama Road, High Desert Street, and Golden Aster) in the High Desert.

**B. Signs on non-Major Streets:** Any permanent signage located on a street not listed above, requires approval of the Board of Directors. Permanent signs that deal with pet waste and disposal require the approval of the Board of Directors as well.

**C. Rental or Realtor Sale Signs within Villages:** Only one standard "For Sale" (including "For Sale by Owner" signs,) "For Rent," or Realtor sign is allowed per lot. Signs are not allowed anywhere except on the lot to which they pertain. Signs must be located in the front yard facing the street. Signs cannot be located on the sidewalk or rear of the lot facing open spaces or streets. Banners, flags, and balloons are not allowed for these sales.

Private, Realtor, or other nonstandard "For Sale" signs are not allowed on Estate and Premiere Lots in High Desert. (Refer to Section E). "Sold" and "Sale Pending" signs on lots shall be removed not later than five (5) days following the close of the sale or 30 days from the date of posting, whichever occurs first.

**D. Open House Signs within Villages:** The following guidelines pertain to the proper use and placement of real estate, open houses, and other types of related signs in the High Desert. Open House signs refer to both the on-property open house sign and the offsite open house directional signs used to direct interested parties to an existing property that is for sale. One (1) Open House sign may be placed on the property that is for sale, or rent, either by a realtor, or the owner of the home (FSBO). Up to four (4) Open House directional signs may be placed on streets to provide directions to the Open House. Open House signs may be placed on the property and along streets and intersections to provide directions to the Open House. Signs cannot be placed in locations that will create traffic or safety hazards, on existing street signs, traffic control devices, telephone poles, or fire hydrants, or obstruct a public right-of-way. Signs on homes or lots are subject to the

existing HDROA signage restrictions (refer to Exhibit A and Exhibit B Policy below). Signs on the property and those providing directions may only be displayed during the scheduled hours of the Open House and must be removed daily at the completion of the showing. Banners, flags, balloons, etc. are not allowed for Open House. Private, Realtor, or other non-standard Open House signs are not allowed on Estate and Premiere Lots in High Desert. (Refer to section E).

**E. Signs on Estate and Premiere Lots:** Only one Standard High Desert sign is allowed per lot. A Standard High Desert sign consists of the blue frame, blue grama logo, and High Desert panel with specifications as shown in Exhibit A attached. The panel shall list the company logo, contact, address, and phone number. Signs shall be purchased in accordance with the current policy and procedure adopted by the Board of Directors which are attached as Exhibit B. No flags and banners are allowed. No signs are allowed, other than on the specific lot to which they pertain. One Open House sign may be placed on a property, but only during the hours, the open house is in progress.

**F. Security Yard Signs:** Signs such as security company alarm, no soliciting, and beware of dog signs are permitted on a residential lot without prior approval. Such signs are limited to one type each when viewed from a common or public area. The signs may be staked in the ground, attached to front doors, or placed in an area where their message is most effective. Such signs shall not exceed a measurement of 9.0 inches by 12.0 inches.

**G. Temporary or Special Event Signs:** Temporary signs for approved events may be permitted for a specified period of time, with the approval of the Community Association Manager.

1. Public Campaign Election: 2 campaign signs are allowed on a lot 45 days prior to an election. Signs must be removed 3 days after the election. Sign dimensions are limited to 3ft by 3ft or 9 square feet. Signs must be located in the front yard facing the street. Signs cannot be located on the sidewalk or rear of the lot facing open spaces or streets. Banners, flags, balloons, etc. are not allowed.
2. Estate Sales: Estate sales are permitted for 2 consecutive days. Estate Sale signs may be posted the day before the sale and must be removed immediately after the sale is over. One sign may be posted at the village entrance and one sign posted in front of the home. Sign dimensions are limited to 3ft by 3ft or 9 square feet. See Estate Sale Policy.
3. High Desert Studio Tour: The same color balloons may be used to guide people to the participating Studio Homes. On the morning of the Studio Tour, one balloon may be placed at the Street intersection of each of the Studio Homes. One colored balloon may be placed in the front yard of each Studio Home. The balloons will be removed as soon as possible after the Studio Tour closes.
4. Parade of Homes and Gardens. Signs may be posted the day before the event and must be removed after the event is over at the end of the day. One sign may be posted at the village entrance and one sign posted in front of the home. Sign dimensions are limited to 3ft by 3ft or 9 square feet.
  - a. Parade of Homes showcases great features and exciting new home projects.
  - b. Parade of Gardens is sponsored by the Council of Albuquerque Garden Clubs to showcase plants.

Revised and adopted as of December 18, 2013  
Amended and accepted as of January 16, 2018  
Amended and accepted as of October 20, 2020

Revised and adopted November 15, 2022

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Signed: Officer of the Board

**EXHIBIT A**

All real estate and builder signs in High Desert Villages subject to the *Guidelines for Sustainability – Estate and Premier Homes* shall conform to the following standard design and dimensions:

