



Ancala Homeowner's  
Association

## REAL ESTATE “FOR SALE” and “OPEN HOUSE” SIGN POLICY 9-16-14

The Ancala Homeowners Association has adopted the following standards for signs associated with the sale or leasing of a residence in the Ancala community. All signs must conform to one of the two sign standards as described herein.

### **Sign Standard #1 – Ancala Preferred Sign**

By using the **Ancala Preferred Sign** (or no sign at all), the property will be included in the **Luxury Home Tour Guide** that is distributed to all interested home buyers at the Ancala main gate and included on the HOA's public website at [www.ancalahoa.org](http://www.ancalahoa.org). The only way to be included in the Guide is to utilize the **Ancala Preferred Sign** in place of the realtor sign. This full color guide includes homes in Ancala that are listed for sale in the ARMLS in the order that they are printed in ARMLS. The guide is updated and printed every two weeks.

One (1) **Ancala Preferred Sign** may be placed in the front yard only of the Ancala residence per the following specifications:

- a. Sandblast wood sign 12” high by 18” wide.
- b. Ancala logo to be 7-1/2” high x 9-1/2” wide.
- c. The word “AVAILABLE” to be in Helvetica medium font, all capital letters, 1-1/4” high by 10” wide.
- d. Ancala logo and AVAILABLE to be centered ½” from top border and ½” from bottom border.
- e. Ancala logo, the word AVAILABLE, and the 1” border to be brown color, PMS (Pantone) 498C – or Frazee 8376N “Deep Henna”. The back, sides, background of sign and post to be beige color, Arabian Sands by Behr #280E-2, industrial grade oil base paint.
- f. The sign mounting will be centered and even with the top of the post.
- g. The rider to be MDO wood, 6” high by 18” wide by ½” thick color beige, Arabian Sands by Behr #280E-2, industrial grade oil base paint, center mounted on post immediately under the sandblast sign.
  - a. Rider specifications:
    - i. First line – Listing broker/company name, no logo
    - ii. Second line – Listing agent name, one only
    - iii. Third line – telephone number, one only.
  - b. The font used for rider lettering will be Helvetica medium, with each line to be 1½” high and centered. Three (3) lines of lettering only brown color, PMS (Pantone) 498C or Frazee 8376N “Deep Henna”.
- h. The post to be 3” x 4” and 36” high, painted Arabian Sand by Behr #280E-2, industrial grade oil base paint.
- i. The installed sign is not to exceed 30” from the ground to the top of the sign, parallel to the street, a minimum of 24” from the curb.
- j. No other riders, flyer boxes or tubes allowed. No signs shall be permitted in windows, or rear fences, courtyard walls, property adjacent to common areas or golf course, or on any portion of the body of the structure.
- k. No advertising riders, balloons, flags, banners, fliers or other promotional material may be attached to the approved sign, sign holder or residence.
- l. One sign (smaller than 6’ x 24”) may be attached to the For Sale sign or rider when a sale is pending. Color of the sign must match the For Sale sign and may contain the phrase “Sale Pending”, “In Escrow” or “Sold”.



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## **Sign Standard #2 – Realtor Sign**

While Arizona law prohibits Associations from mandating uniform signage for real estate “for sale” signs, the following criteria for realtor “For Sale” signs is required in Ancala.

- a. A standard real estate sign (“for sale”, “for lease”) will be allowed in the front yard only and must conform to industry standard size and cannot exceed 24” wide x 18” tall.
- b. A rider may be added, measuring 24” wide by 6” tall.
- c. Property owners selling their own home without the assistance of a licensed realtor can substitute a “For Sale by Owner” sign while adhering to the above requirements.
- d. No advertising riders, balloons, flags, banners, fliers or other promotional material may be attached to the sign, sign holder or residence.

The homeowner or their designees shall be responsible for obtaining signs, appropriate placement, maintenance and removal of the signs that are compliant with Ancala Guidelines.

## **Open House Signs**

Any realtor or homeowner that wishes to hold an open house for a home for sale within Ancala is required to give 48 hour notice to the Association by calling the main gate security staff at 480-451-4701.

- a. One **Ancala Open House** sign will be placed at the Main Entrance at 118th Street and Via Linda.
- b. One **Ancala Open House** sign may be placed at the street in front of the residence. This sign must be signed for and returned to the main gatehouse. The realtor may also use their own open house sign in front of the residence.
- c. No directional signage will be allowed on any common areas or streets.
- d. Open House Times - 8:00 AM to 6:00 PM daily (Sunset hours may be available with the Association’s prior approval.)
- e. Security will ID and log in all Agents and interested buyers.
- f. Under no circumstance will Ancala Security hold, distribute or collect keys for a listed property.
- g. Properties being shown must have full time staff in each house at all times.
- h. No loud music, streamers, balloons, lights, or other advertising is permitted.
- i. It is the responsibility of the seller to advise the agent of the Association’s rules regarding roadways and parking.