



# Resale Information and Real Estate Signage Policy

## Stonegate Community Association [www.stonegate-scottsdale.com](http://www.stonegate-scottsdale.com)

The Community Association assists its property owners in marketing their homes for sale through its website and resale lists.

Stonegate is a gated community and is not open to the general public for casual driving through the community. A perspective purchaser would typically see a listed house via realtor. Recent State Statute permits one FOR SALE sign per property. FOR SALE signs are required to be located 4 feet in back of the sidewalk, and 4 feet from the driveway. The homeowner or agent can contact the Community Association to discuss other locations. The Association will approve a different location on a case-by-case basis. FOR LEASE signs will be handled with the same criteria. OPEN HOUSE signs are permitted on homeowner property only. Stonegate Community Association provides directional signs which will be used at subdivision entryways and within the subdivision. These signs are not permitted to be placed on sidewalks or to create a pedestrian nuisance or hazard. Signs improperly located will be removed by the Community Association. To assist perspective buyers, open houses should be scheduled with the Community Center. Homeowners or their agents may provide maps and other marketing material exclusive to Stonegate home sales.

Please see below for the Stonegate Community Association real estate signage policy.

## Real Estate Signage Policy

*The Stonegate Community Association serves as the organization that preserves and enhances the community's quality of life and aesthetic values as it promotes activities that recognize the social and recreational diversity of its members.*

### For Sales Signs / Placement

- Standard industry size – 18 x 24 with one (1) 6 x 24 rider
- Must be mounted on hangman style white post, not to exceed five (5) feet, placed parallel to the street
- Information boxes are considered to be riders, whether mounted on post or sign -information must be in container with lid
- For Sale sign post must be placed a minimum of four (4) feet back from sidewalk and four (4) feet from driveway, with preference to place sign in granite. No part of sign to encroach sidewalk. If a different location is more suitable, please contact the Community Association at 480-391-9760

### Open House Signs

- Agents may place Open House sign on their client's property only
- Stonegate will provide two (2) generic signs which can be placed on the common areas
- If a realtor places their sign on a common area (not permitted by Statute), the sign will be removed and return to the agent. The homeowner can then be subject to a \$100.00 fine
- No additions or enhancements are permitted such as balloons or other postings on Open House signs
- Signs may be picked up at the main gate when holding an Open House, based on availability of signs.

## **Open Houses**

- Open Houses are permitted from 8:00 a.m. – 6:00 p.m. Monday through Sunday
- Agents must provide their cell phone number at main gate for access authorization
- Realtor or homeowner must be present at Open House
- Realtor must provide main gate with flyer which can be distributed to visiting agents and their clients
- Prospective buyers seeking access into the community must be accompanied by a licensed real estate agent

## **Disclosure**

The Association will notify the Stonegate seller of the above rules and violations. It is the responsibility of the homeowner to ensure compliance from the realtor or be subject to a fine.

When marketing your house for sale, we recommend using the Stonegate website, [www.stonegate-scottsdale.com](http://www.stonegate-scottsdale.com) in addition to our printed listing publication which is available at both the main gate and in the clubhouse carousel.

