



## Memorandum

### **NOTICE TO ALL REALTORS WHO ARE SELLING OR PLANNING TO SELL PROPERTIES IN BEAR VALLEY SPRINGS BOUNDARIES.**

The Environmental Control Committee has adopted changes to the commercial sign rule which has gone into effect as of December 15, 2013. The approval process has remained the same and as a Realtor you will need to submit for your sign to the ECC for approval. Your submittal, once approved, will remain in good standing for two years from the date of approval.

The ECC will be giving a grace period until February 22, 2014 so that all Realtors will have adequate time to adjust to the sign rule change. Sign enforcement will begin March 03, 2014.

We extend an invitation to all Realtors to make their submission for new signs as soon as possible so that we can ensure a smooth transition into 2014. We have enclosed a copy of the sign rules for your reference. We appreciate your understanding and cooperation with this change.

Respectfully,

The Environmental Control Committee  
Bear Valley Springs Association  
29541 Rolling Oak Drive  
Tehachapi, CA 93561  
(661) 821-5537 Ext. 211

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Dan Pike – Chairman

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Maureen Mc Namara- Member

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Phil Dunn –Voting Trainee

## SECTION 115. Signs

### A. Allowable Signs.

Except as provided by law, no signs whatsoever shall be erected or maintained upon any lot, except the following: [C&Rs, Para. 7.b.(9)] (Amended 5/10/08)

1. Such signs by legal proceedings.
2. Residence address number signs of a combined total face area of one half (1/2) square foot or less for each residence or as otherwise approved in writing by the ECC. (Amended 5/10/08)
3. During the construction of any improvement, job identification signs having a maximum face area of six square feet (6 s.f.) per sign and of the type usually employed by contractors.
4. Not more than one "house for sale" or "house for rent" sign having a maximum face area of three square feet (3 s.f.), on each residential lot or condominium.
5. Except as provided by law, a noncommercial sign, poster, flag or banner may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the yard, window, door, balcony or outside wall of the separate interest, but may not be made of lights, roofing, siding, paving materials, floral, or balloons, or any other similar building, landscaping or decorative component, or include the painting of architectural surfaces. [Ref. Civil Code 1353.6(b)] (Amended 5/10/08)
6. Noncommercial signs and posters larger than 9 square feet in size, and noncommercial flags and banners that are more than 15 square feet in size are prohibited. [Ref. Civil Code 1353.6(c)] (Added 5/10/08)

### B. Sign Rules.

1. **Sign Colors** – All permitted commercial signs shall have yellow, white or tan letters on a dark brown background, unless otherwise approved in writing by the ECC prior to installation. All other commercial signs shall be submitted to the ECC for approval and shall not be installed or displayed until approval in writing has been obtained from the ECC. (Amended 5/10/08)(Amended 12/15/13)
2. **Attaching Signs** – Signs shall not be attached to any living tree, shrub or bush.
3. **Commercial Signs** – No commercial signs, except those specifically permitted in the C&Rs shall be allowed on any residential or condominium lot. Where commercial signs are permitted under the C&Rs, in no event shall more than one such sign be installed or displayed on any lot. Commercial signs will be approved and valid for a period of two years and must be renewed every two years. Only one sign type will be approved for each agent. (Amended 12/15/13)
4. **"Open House" Signs** – Open house signs shall be allowed on the cross street nearest the property listed for sale between the hours of 12:00 noon, Friday, and 6:00 p.m., Sunday. No more than one "open house" sign shall be posted or displayed at an intersection and no more than a total of three (3) signs for each property listed for sale shall be allowed. Flags, pennants, balloons, etc. are not permitted in connection with open house activities.
5. **Distinctive Signs** – Distinctive sign designs, wagons, statues, monuments, etc., to be used for name, identification or address number purposes must be approved in writing by the ECC prior to installation or display. (Amended 5/10/08)
6. **Removal of Unauthorized Signs** – Any unauthorized signs placed or displayed on public right-of-ways, easements, or the Common Areas, may be immediately removed by the ECC without prior notification. (Amended 5/10/08)
7. **"For Sale" Signs** – "For sale" signs on motor vehicles or personal property of any type are not permitted. "For sale" signs must be removed from items being sold within seven (7) days after the issuance of a Letter of Cooperation or similar notice or request from the ECC or the matter will be referred to the BVSA Board of Directors for disciplinary action.
8. Pictures or Photos on signs are not allowed. (Added 12/15/13)
9. Sign post must be painted or stained in dark brown tones and be maintained in good repair. Signs that are leaning, broken, fallen down or are in disrepair will be removed. (Added 12/15/13)
10. Real Estate signs on properties that are for sale or for rent must state "For Sale" or "For Rent". (Added 12/15/13)
11. Borders on commercial signs may not exceed 1" in width. (Added 12/15/13)