

**CASCADES AT ESTERO RESIDENTS' ASSOCIATION**  
**Real Estate Signage and Open House Rules and Regulations**

**General**

1. All signage must conform to Cascades at Estero Residents' Association Architectural Control Board design criteria.
2. The real estate agent or homeowner will pay for the cost of all signage and will be responsible for the placement and removal of their own signs.
3. No "For Lease" or "For Rent" signs will be allowed to be displayed at anytime in the community.
4. No attention-getting devices, such as ribbons, flags or balloons, are permitted.
5. No other signs of any type other than those approved may be placed outside or inside of any dwelling unit within Cascades at Estero. This includes, but is not limited to "Rentals", "Garage Sale" or "Realtor" signs. If it becomes necessary for Management to remove any unapproved or unauthorized signs, the homeowner will be charged a disposal fee of \$200.00 for each occurrence.
6. The Property Manager will remove any sign which does not meet the specifications or is placed in the wrong location.
7. No signs may be placed in the rear or side of any property (i.e., lakes, common areas, bulletin boards or mail boxes).
8. Signs may not be illuminated.
9. Sign must be straight and plumb at all times.
10. Signs that do not comply with these policies may be removed by the Association staff by way of a Notice of Corrective Action. The notice to the Homeowner shall state that unless corrective action is taken immediately, the Board of Directors may cause such action to be taken at the Homeowner's expense. All costs incurred in correcting or eliminating this violation will be added to, and become part of, the Assessment to which the offending Homeowner is subject, and shall be secured by the Assessment Lien.
11. The Association may also elect to:
  - a. Have the sign removed by a third party, in which event the cost of removal shall be charged to the owner.
  - b. Levy a fine as a penalty for the infraction.
  - c. Exercise any other remedy available through the governing documents or law for failure to comply with sign policies.

# CASCADES AT ESTERO RESIDENTS' ASSOCIATION

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### Realtor / Owner For Sale Signage

1. Only one (1) approved 18"x24" wood sign on 4"x 4" post per residence is permitted.
2. Sign must be placed parallel to the street and placed in the planting area directly in front of the home out of the grass for ease of lawn care.
3. Copy on signs will all indicate "**Offered By**" (smaller lettering located at the top of the left corner of the sign) and may only include any of the following:
  - a. Name of Real Estate Company (No company or agent logos)
  - b. Telephone of Real Estate Company
  - c. Name of Agent(s)
  - d. Telephone or cell phone of agent(s)
  - e. Email or web site address
4. A homeowner selling their own property without a realtor will include on the signs "**Offered By**" and is permitted to only include any of the following information:
  - a. Owner
  - b. Telephone number
  - c. Second phone number if desired
  - d. Email or web site address
5. Advertising Riders (4"x24") are allowed to be placed 2" under the main sign with only one (1) of the following descriptions: POOL, POOL / SPA or LAKEFRONT.
6. No signs indicating "PENDING", "UNDER CONTRACT" or "SOLD" are allowed on or attached to the approved sign or any structure located on the property.
7. No "TAKEONE" boxes, flyers, tubes or containers are permitted.
8. No banners, flags, balloons or any other promotional eye-catching materials or objects may be displayed to embellish the sign permitted by the Association.
9. Realtor / Owner For Sale signs shall not be permitted in windows, on fences, courtyard walls or any portion of any structure located on a property.
10. Realtor / Owner For Sale sign must be mounted on an approved sign post and shall be installed so that the top of the sign is no more than thirty eight inches (38") above ground level.
11. Realtor / Owner For Sale signs must be removed when the property is taken off the market or within seven (7) days after the close of escrow. "Sold" riders shall not be permitted.
12. All signs need to be maintained in good condition at all times. Any sign that is not maintained in good condition, i.e., paint chipping or wood rot, will need to be replaced with a new sign or the sign will be removed.

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**Open House Signage**

1. One (1) approved Open House sign may be placed in the front yard of a home. No signs are to be placed on public right of ways and Association common area. No signage will be allowed anywhere at the front entrance into Cascades at Estero or along Estero Parkway.
2. Open House signs can only be displayed during the actual hours a home is "Open" for inspection which is between the hours of 1PM and 5PM on Saturday or Sunday and must be removed by 5PM each night, even if the event is to reconvene the following day.
3. Open House signs are restricted to one (1) per event; in front of the home where the event is being held. Whenever there is an "Open House" sign displayed, there shall be a real estate agent or homeowner present on the property at all times.
4. No banners, flags, balloons or any other promotional eye-catching materials or objects may be displayed to embellish the sign permitted by the Association.
5. No "TAKEONE" boxes, flyers, tubes or containers are permitted.
6. No "Directional Signs" shall be permitted.
7. Open House signs shall not be permitted in windows, on fences, courtyard walls or any portion of any structure located on a property.
8. Open House signs may not exceed a height of thirty six inches (36") or width of twenty four inches (24") and must be in good repair and well maintained.
9. Sign must be placed perpendicular to the roadway and a minimum of thirty six inches (36") from the edge of the roadway.

# CASCADES AT ESTERO RESIDENTS' ASSOCIATION

## Open House Procedures

1. Advertised and realtor's Open Houses may be held by realtors or residents from 1PM to 5PM on Saturdays and Sundays for the purpose of showing homes currently for sale. Days and times are subject to future change to accommodate any future changes.
2. Realtors or Owners must complete a registration form for ALL Open Houses with the Cascades at Estero Management Office in person or by fax. Deadline for registration is 3PM Thursday for following weekend Open Houses. Lists of all registered Open Houses will be maintained by the Property Manager.
3. A list of all "Open Houses" that are registered for that particular weekend will be copied and placed in the information box on the Cascades Open House Sign located just inside the security gates along the resident's entrance. A prospective buyer may take a copy of the list attached with a map of the community on the reverse side.
4. A listing of homes that are registered For Rent / For Lease will be copied and placed in the second information box. It will be the responsibility of the homeowner to contact the Cascades at Estero Management Office to have their home listed For Rent / For Lease. The procedure will be the same as for an Open House.

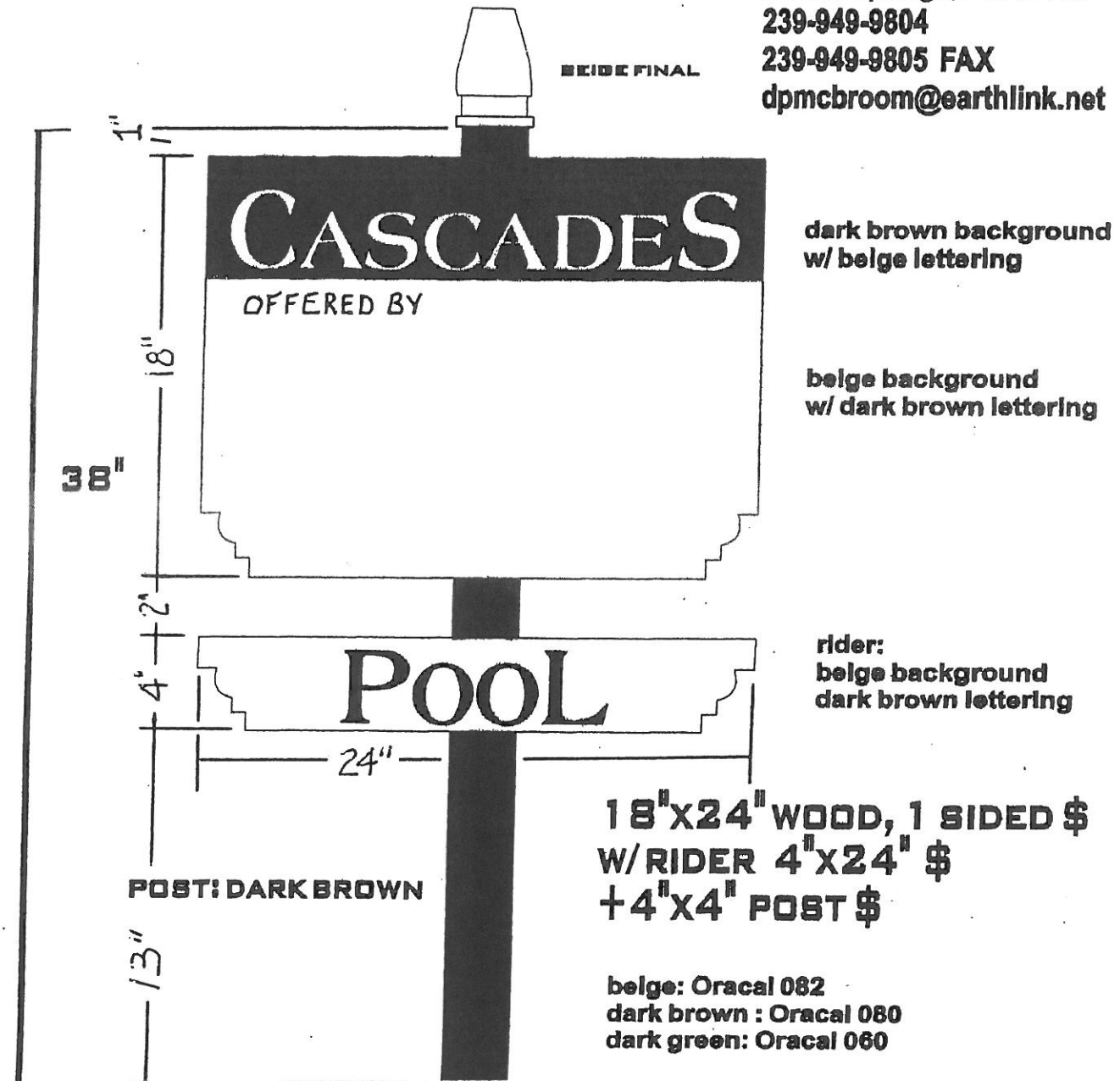
## Procedures for Listing and Showing Agents

1. The homeowner must inform the Cascades at Estero Management Office, in writing that the home is either for rent or for sale and also provide the name of the listing agent, the agency affiliation and appropriate contact information. For the purpose of these procedures and rules, the owner will be considered the listing/showing agent if the home is "For Sale by Owner".
2. The listing agent for a rental is responsible for contacting the Management Office and securing information on the lease form approved for use at Cascades at Estero. No other lease forms will be accepted.
3. The selling or leasing agent of a home in Cascades at Estero has the responsibility of becoming familiar with the limitations imposed on a lessee or prospective owner by the various association documents and the Rules and Regulations of the Cascades at Estero Community Association and insuring that no conditions exist which would place the lessee or prospective owner in violation of the above documents.
4. Open Houses must be registered with the Cascades at Estero Management Office, and hours are limited to Saturday and Sunday between 1PM and 5PM. Deadline for registration is 3PM Thursday for weekend Open Houses.
5. No announcement or directional signs may be displayed within or anywhere at the front entrance into Cascades at Estero or along Estero Parkway except one (1) approved "Open House" sign which may be displayed at curbside at the driveway to the home. This Board approved "Open House" sign and its specifications, developed by the ACB, are the only real estate temporary sign that is permitted in Cascades at Estero.
6. Agents and prospective buyers or renters are guests of Cascades at Estero and are expected to conduct themselves appropriately, i.e., obeying speed limits, observing parking restrictions and not creating a disturbance for the residents. Prospects may not make use of the amenities.

These procedures were adopted by the Cascades at Estero Board of Directors on 5/15/2007

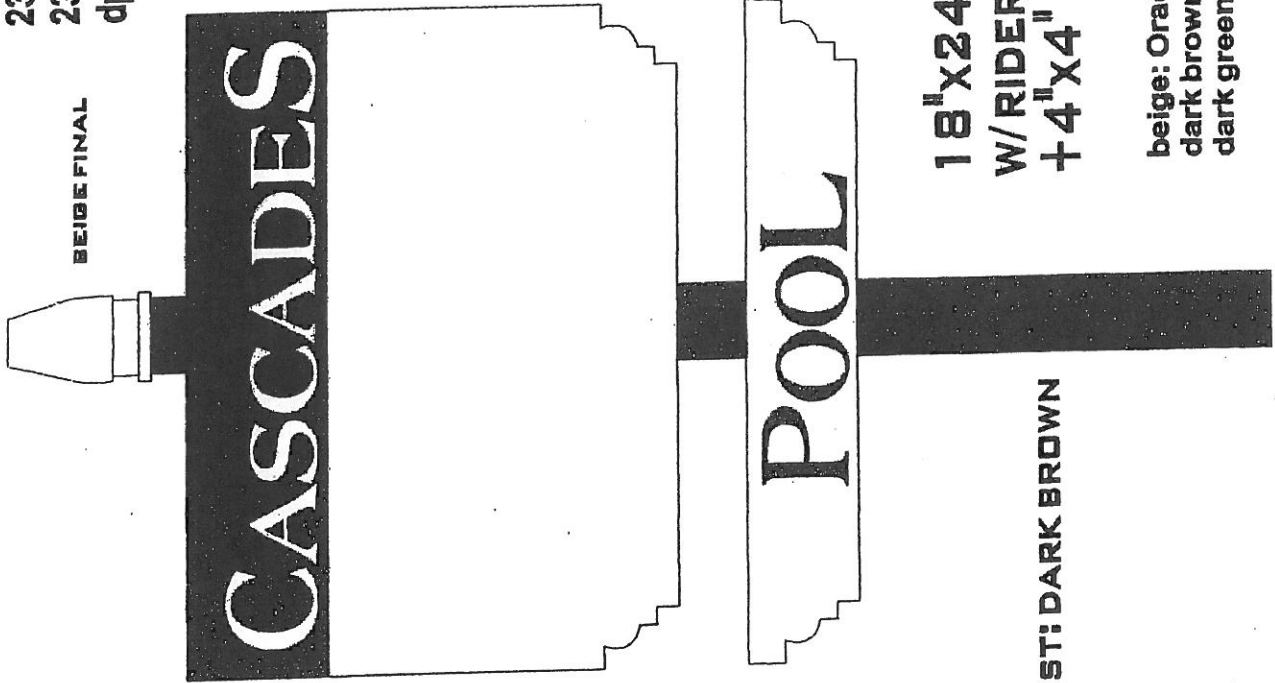
04-24-07

McBroom's Signs and Graphics  
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Bonita Springs, FL. 34136  
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BEIGE FINAL

dark brown background  
w/ beige lettering

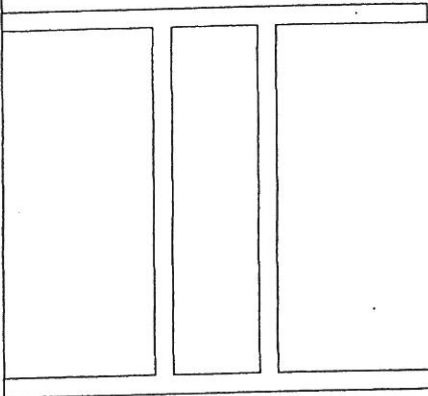
beige background  
w/ dark brown lettering

rider:  
beige background  
dark brown lettering

18"X24" WOOD, 1 SIDED \$  
W/RIDER 4"X24" \$  
+ 4"X4" POST \$

beige: Oracal 082  
dark brown : Oracal 080  
dark green: Oracal 060

POST: DARK BROWN



18"X24" COROPLAST,  
2 SIDED, W/WIRE STAND \$

background: beige  
lettering: dark green

38"