



Dear Realtor/Shadow Wood Homeowner:

In an effort to reduce the number of unapproved real estate related signs being used in Shadow Wood at the Brooks, the Shadow Wood Architectural Review Modifications Committee has approved the use of an open house "directional" sign. The purpose of the open house directional sign is to inform people traveling on the main boulevards of open houses being held within the individual neighborhoods, not to advertise a particular property.

As a realtor or homeowner selling property in Shadow Wood you will be responsible for purchasing, installing and removing the signs in accordance with the rules stated below. The signs must adhere to the The Brooks Design Review Guidelines Signage Criteria, copy attached. Designs and Woodwork, a local contractor is familiar with the signage guidelines and may be of service to you. You may contact them at 239-597-6441.

Additionally, the Shadow Wood Community Association has designated specific locations for placement of the open house directional signs. Listed below is helpful information and guidelines:

- Enclosed is a copy of the map indicating proper placement for each neighborhood.
- All directional signs will be placed to the side of the road immediately preceding the neighborhood in which the open house is located. (see map)
- Only one directional sign per neighborhood will be permitted.
- Additionally, one sign will be permitted to be placed on the corner of the following intersections: Oakwilde Blvd. and Silverleaf Ln., Oakwilde Blvd. and Rosedale Dr., Oakwilde Blvd. and Ciderberry Dr., Oakwilde Blvd. and Knollview Blvd., and Oakwilde Blvd. and Sterlingwood Blvd.
- Open House and directional signs will be permitted **ONLY** on Saturdays and Sundays between the hours of noon and 5:00 p.m. Please notify the Gatehouse in writing via email at crgate2@swcahome.com by Friday with your name, phone number, email and address of open house.
- Extra, unapproved, or misplaced signs will be picked up by the Community Patrol staff and stored at the Gatehouse.
- We suggest each sign include owner identification placed in an inconspicuous place such as on the base of the post.
- Please take care not to damage plant material and irrigation heads when installing signs.
- Individual neighborhoods may have additional signage restrictions. Please check the neighborhood documents or contact the neighborhood property management company for details.

All other Open House and For Sale signage guidelines and use requirements remain the same. The use of metal signs, brochure holders, balloons, banners, sales pending, sold, reduced signs, and signage on personal vehicles for the purpose of advertising for sale or open house are prohibited.

If you have questions regarding the new policy, please feel free to contact my office. For questions concerning placement of the signs, please contact the Shadow Wood Community Patrol Gatehouse at 239-992-1096.

Sincerely,

A handwritten signature in blue ink that reads "Ramona Notarianni".

Ramona D. Notarianni, CMCA
Community Association Assistant
ramonan@swcahome.com

OPEN HOUSE SIGNS SHADOW WOOD

General

This procedure will explain what type of signs will be permitted regarding a realtor having an open house.

NOTIFICATION

1. The realtor or homeowner who is having an open house will notify the gatehouse with the date and times that the open is taking place. This notice should be in writing with the realtor's name, company, address of the open house, and phone number where the person hosting the open house can be reached.
2. The homeowner should also follow the above listed requests

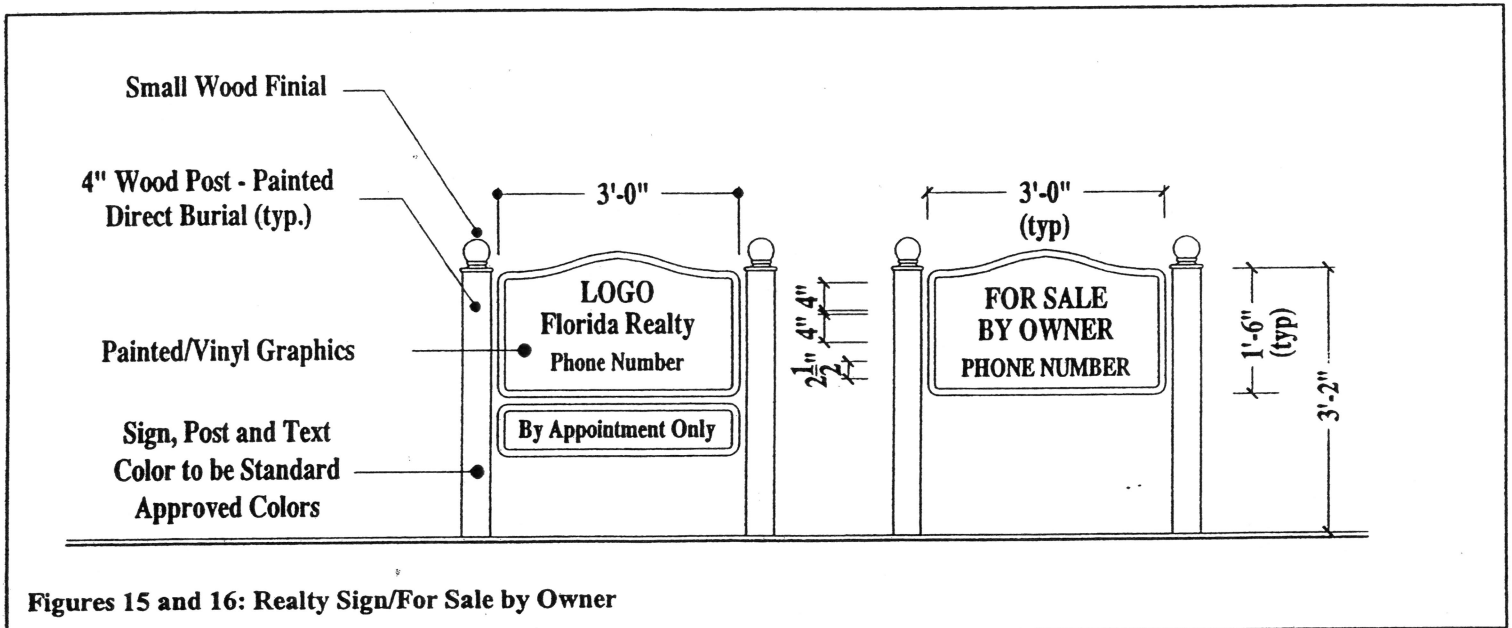
Signage

1. All signs have to meet the guidelines of the Brooks Signage Guidelines as set forth in Article IV of the Declaration.
2. Realty Offering Signs. There are several varieties of Realty Offerings Signs that may be permitted for the purpose of offering for sale, lease or rent, the exact property upon which the sign is placed. In addition to "For Sale", For Lease", or "For Rent" Signs, "Open House", Model and "Model Row" signs shall also be permitted. The size, quantity and location of these signs are regulated by these guidelines and by Section 30-151(6) of the LDC.
3. Only one "for sale" sign and one "open house" sign shall be permitted at the exact location.
4. Directional signs maybe used at specific locations, (see attached map indicating proper placement for each neighborhood.
5. All directional signs will be placed to the side of the road immediately preceding the neighborhood in which the open house is located. (See map)
6. Only one directional sign per neighborhood will be permitted.
7. Additionally one sign will be permitted to be placed on the corner of the following intersections: Oakwilde Blvd. and Silverleaf Ln., Oakwilde Blvd. and Rosedale Dr., and Oakwilde Blvd. and Ciderberry Dr., Oakwilde Blvd. and Knollview Blvd., and Oakwilde Blvd. and Sterlingwood Blvd.
8. Directional signs will be permitted **ONLY** on Saturdays and Sundays between the hours of noon and 5:00 p.m. Extra, unapproved, or misplaced signs will be picked up by the Community Patrol staff and stored at the gatehouse.

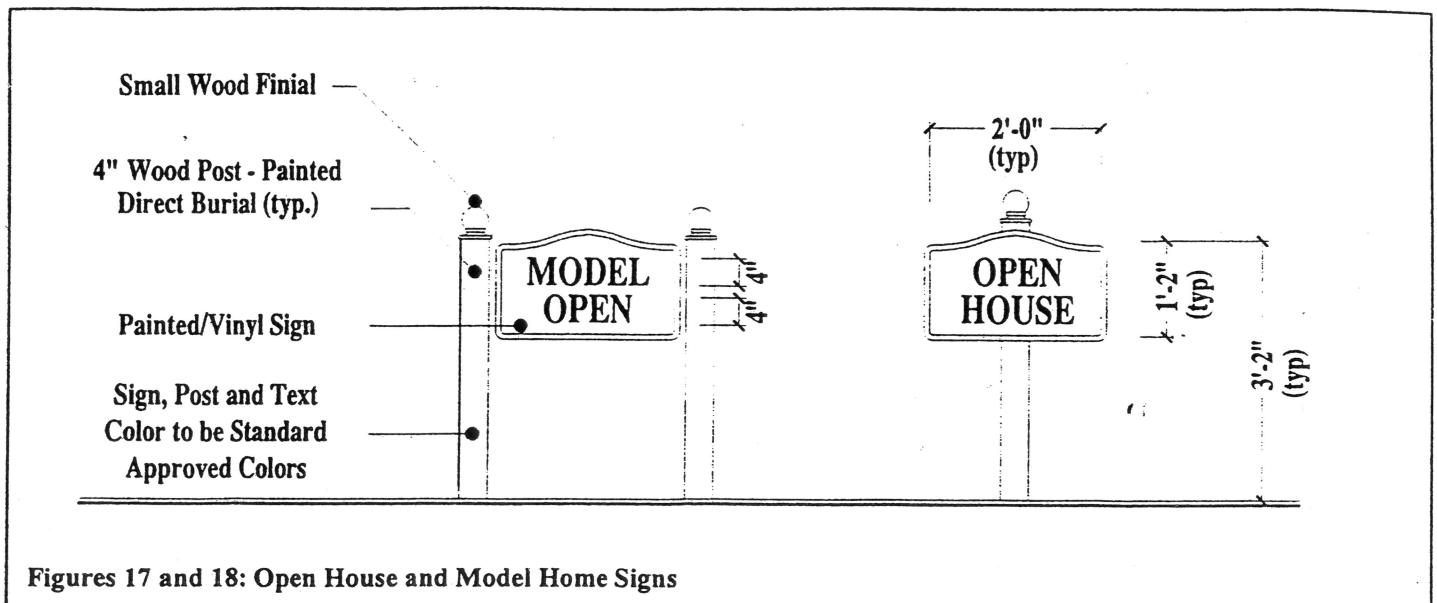
All other Open House and For Sale signage guidelines and use requirements remain the same. The use of metal signs, brochure holders, balloons, banners, sales pending, sold, reduced signs, and signage on personal vehicles for the purpose of advertising for sale or open house are prohibited.

SPECIFICATIONS:

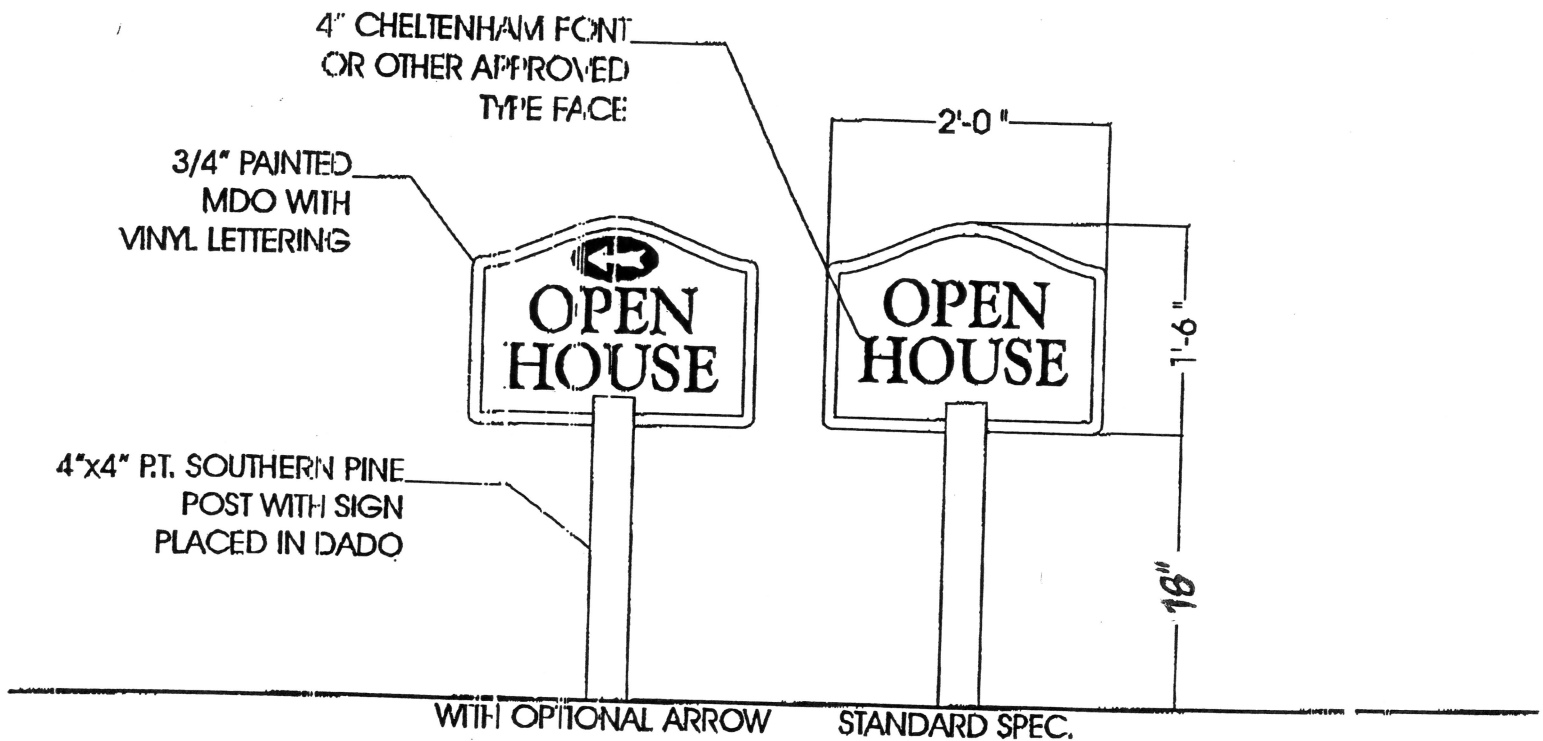
- Posts: 4" x 4" – Southern Yellow Pine
Painted with Flex Bon 8066A (04 Base)
- Sign Panel: Constructed of 3/4" plywood or 1/2" Omega Board
Background to be computer cut with Spar-Cal (computer graphics film)
1560 – Parchment 29, or painted with Flex Bon 7781 "Enchilada" (65 Base)
- Finial: 4" or 6" P.T. acorn
Painted with Flex Bon 8066A (04 Base)
- Text /Border: Cheltenham font, or other approved font
Text to be computer cut with Spar-Cal (computer graphics film) 1659 – "Dark Teal"
Provide a 1" wide border, white



Figures 15 and 16: Realty Sign/For Sale by Owner



Figures 17 and 18: Open House and Model Home Signs



COLORS:

TEXT - SPARCAL 1659 DARK TEAL

1" BORDER - WHITE

SIGN PANEL- SPARCAL 1560 PARCHMENT OR PAINTED FLEX BON 7781 (65 BASE)

POST - PAINTED FLEX BON 8066A (04 BASE)



AT THE BROOKS

23101 Oakwilde Blvd
Estero, FL 34135

