

Stonegate Custom Real Estate Sign/Rider Application

Authorized under an Architectural Guideline approved by the Stonegate Board of Directors on 8/28/07.

Reviewed and determined to be in compliance with AZ statutes. Rev. Nov. 2010.

In accordance with Arizona Revised Statutes §33-1808, a homeowner may display a For Sale sign. Under this statute, the Homeowners Association may regulate certain aspects.

When asked by a homeowner, Stonegate will, **at no charge**, post our custom sign, marking your home as available with minimum disruption of the neighborhood's appearance. It directs viewers to Stonegate's website for more information. The Realtor may add an identifying hanger, not to exceed 6" X 24", in the same material, color and font as the sign. (*McDaniel Signs. 602-252-4700 .125 plastic S.F. pms 466 cream & pms 349 green*)

Stonegate is a gated community. Casual traffic here is limited. Your Realtor may believe that signage is important, based on experience elsewhere. But Realtors also value signage as a self-promotion tool. In Stonegate, however, its effectiveness is minimal.

Stonegate advises against the use of real estate signs in general, and especially those provided by Realtors. Most of your neighbors agree. Signs have a negative impact on property values by cluttering the look of the neighborhood. If you think you'll have the only sign around, think again. If two nearby houses are for sale with no signs, and you put one up, the other two Realtors will quickly persuade their clients to use signs. Too many For Sale signs will make your neighborhood appear undesirable.

Stonegate is the gold standard for gated communities when it comes to assisting homeowners who wish to sell. We take pride in our website's *homes* section and our Resale List. The gate hands Resale Lists, maps and flyers to all homebuyers entering the community. Realtors pay a small fee to use the resale list, to defray the cost of the service. But it is a service which has no equal in other communities. It has proven effective because it is carefully aimed at enhancing and promoting Stonegate property values. We believe that this service more than offsets any marginal benefit that signage might convey.

If you still want a sign, we strongly urge that it be one of Stonegate's signs, not your Realtor's. Stonegate will promptly put a sign on your property when we receive this completed form.

Name of Homeowner _____ Date _____

Address of home for sale _____ Account # _____

Address if other than above _____

Homeowner's home phone _____ cell phone _____

Name of Realtor _____ Phone _____

Other info _____

Homeowner's signature _____

Stonegate will post your sign, without charge, for three months. You may renew by phone.

Posted on: _____ Renewed: _____ Renewed: _____