



SANTALUZ

COMMUNITY GUIDELINES

REAL ESTATE AND LOT SIGNAGE

Real Estate Signage:

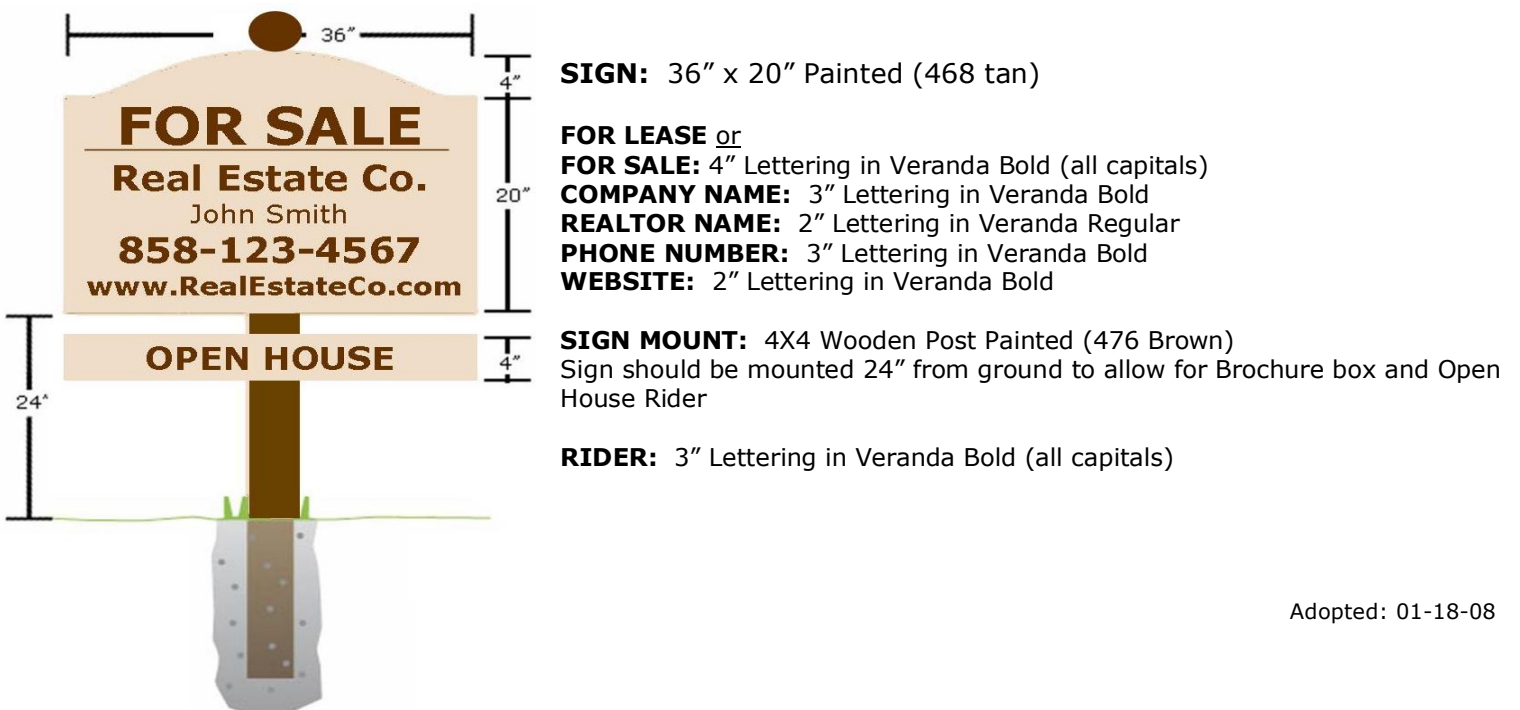
Owners listing their home for sale with a real estate agent are responsible for ensuring that the agent complies with these standards. Signs deviating from these standards may be removed from the Properties by the Association without notice and stored at a central location for pick up by the agent or Owner. Such signs will be stored for fourteen (14) days after removal, after which time they will be discarded.

Standard Signs: For Sale and For Lease (Exhibit A):

Standard signs are permitted to be placed on all lots listed as for sale or for lease (Exhibit A). All such signs advertising a home for sale or lease may be placed subject to the following restrictions and requirements:

1. Verbiage on For Sale or Lease signs is restricted to the following in this order:
 - i. "For Sale" or "For Lease"
 - ii. Name of Real Estate Company
 - iii. Realtor Name
 - iv. Phone Number
 - v. Website Address
2. Sign colors, lettering type and size shall be as required by Exhibit A.
3. Signs shall be one sided, placed parallel to the street on which the driveway is located and at least 10 feet behind curb. Sentinel Properties may install Standard Signs in the SMA maintained common area at the right entrance to the Sentinel Pod, located 10 feet in front of the right entrance wall. Special care should be taken to avoid damage to landscaping.
4. One Standard Sign is permitted per property. Custom Homesites may have one Standard Sign and one Custom Homesite Lot Identifier Sign as noted below if the property is listed For Sale prior to occupancy.
5. Brochures may be attached to the Standard Sign in a clear unmarked plexiglass container affixed to the post or back side of the sign.
6. A sign rider is acceptable to further describe the property (ie. Open House, View Lot, Custom Home, etc.) as long as it is consistent in color, size and shape per Exhibit A.
7. Each resident or their respective realty company is responsible for purchasing their own signs.
8. An Open House Rider to inform the public that a property is available for examination by prospective buyers may be displayed as shown in Exhibit A on approved Open House days between the hours of 10:00 a.m. and 6:00 p.m.
9. All Standard Signs must be removed if the property is no longer for sale or lease; no later than 7 days from the close of escrow or cancellation of the listing.

NEW EXHIBIT A: Standard Sign

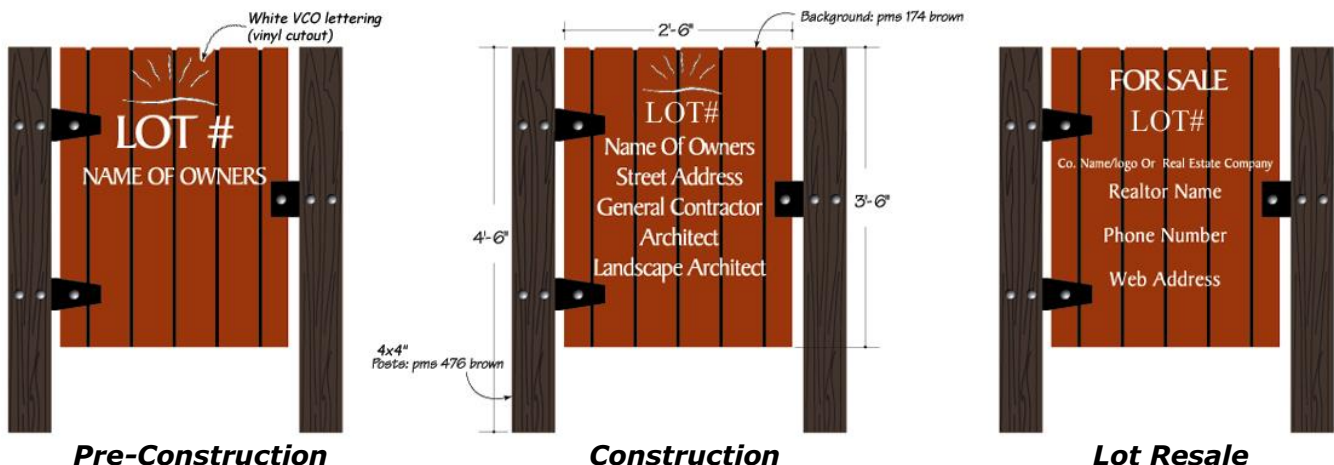


Custom Homesite Signs:

The Custom Homesite signs are those installed by the declarant for lot identification (Exhibit B). This sign is the exclusive and only permitted sign, which may be used for lot identification during the initial sale, resale, home construction, or pre-construction holding periods of the property. They shall be restricted as follows:

1. Prior to construction the sign may display the following in order:
 - a. Santaluz Logo
 - b. Lot number
 - c. Name of Owner(s)
2. During Construction the sign may display the following in order:
 - a. Santaluz Logo
 - b. Lot Number
 - c. Name of Owners
 - d. Street Address
 - e. Name of General Contractor
 - f. Name of Architect
 - g. Name of Landscape Architect
3. During the sale of an undeveloped custom lot, the sign may display the following in order:
 - a. "For Sale"
 - b. Lot number
 - c. Company Logo and/or Name of Real Estate Company
 - d. Realtor Name
 - e. Phone number
 - f. Website Address
4. All additions to the sign shall conform in color, layout and style to (Exhibit B).
5. One sign is permitted per property.
6. No brochures may be attached to signs.
7. Custom Homesite Signs must be removed upon recording of the Notice of Completion of the residence and may not be replaced.
8. Upon completion of construction, Custom homes for resale must use the Standard sign.
9. All for sale signs must be removed if the property is no longer for sale, no later than 7 days from the close of escrow or cancellation of the listing.

EXHIBIT B: Custom Homesite Sign



- Background wood painted PMS 174 brown
- All lettering and logo must be white VCO lettering
- 4x4" posts painted PMS 476 brown