



## SUMMARY OF ALISO VIEJO REAL ESTATE SIGN REGULATIONS

CITY OF ALISO VIEJO  
12 JOURNEY, SUITE 100  
ALISO VIEJO, CA 92656  
949-425-2530

The community of Aliso Viejo is subject to two sets of sign regulations: (1) the City's sign ordinance and (2) the regulations of the Aliso Viejo Community Association ("AVCA"). This guide summarizes both sets of regulations. This guide is intended to assist you in complying with both AVCA and City regulations.

### I. SIGNS INSIDE AVCA'S BOUNDARIES

#### A. Residential and Commercial Onsite Signs (Offsite Signs not Permitted)

Definition: A real estate sign is a sign advertising or publicizing the sale, lease or rental of real estate.

Dimensions: No more than:

Size: 4 square feet (including rider)

Rider: 6 inches by 24 inches or 8 inches by 18 inches

Height: 4 feet (or "colonial")

Content and Appearance: A real estate agency may use only its company sign with logo and phone number. The signs shall be unlighted and nonilluminated. No flags or balloons.

Number and Placement: Only one sign per available lease space or residential unit is permitted. The sign may be placed only at the residence that is for sale and must be affixed to a single wood or metal pole. **Signs are not permitted on public property or in the public right-of-way. No part of any sign may be within 3 feet of the back of sidewalk, but in no event shall a sign be within 3 feet of the lot line.**

Timing: Signs must be removed within 24 hours after close of escrow, lease, or rent.

#### B. Open House Signs

Definition: An open house sign is a temporary sign informing the public that property is available for examination by prospective buyers and that the owner of the property or the owner's agent is on the premises during the time the property is available for viewing. Only generic open house signs as described below shall be displayed on property within the AVCA master association.

Number, Size and Placement: A generic open house sign shall not exceed 9 inches by 24 inches and shall be affixed to a single wood or metal pole. Only one generic open house sign per direction is allowed at any intersection with a total not to exceed 4 signs per intersection. Placement of the signs on AVCA property is limited to intersections only and will not be permitted in medians, parkway strips, slopes, etc. except within reasonable proximity of AVCA maintained intersections. **Signs are not permitted on public property or in the public right-of-way.** Signs shall not be installed in a manner that creates a hazard to traffic or pedestrians. Placement of generic open house signs must be 2 feet from the edge of the roadway/edge of sidewalk for safety purposes. It is the responsibility of the sub-associations to determine how many signs, if any, can be placed within its boundaries. No flags, pennants, balloons, or other attention-attracting devices shall be displayed.

Display Dates and Times: Generic open house signs may only be displayed on designated open house days (Thursdays, Saturdays and Sundays). Signs are only permitted to be posted during the time an owner or owner's agent is on the premises and the premises are open for viewing. The sign shall be installed no earlier than 8:00 a.m. and removed no later than sunset on the day of the open house.

Information on Sign: A generic open house sign shall contain no other advertising information and shall not include the Agent's name, company nor phone number. The sign shall have a white background with a colored arrow on it and words "Open House," in reverse, in the middle of the arrow.

## II. SIGNS OUTSIDE AVCA's BOUNDARIES

### A. Residential Real Estate Signs Onsite and Offsite

Definition: Residential real estate signs (including window signs) that advertise the sale, lease or rental of the property.

Dimensions: No more than:

Size: 4 square feet (including rider)

Rider: 6 inches by 24 inches or 8 inches by 18 inches

Height: 4 feet (or "colonial")

Location: Signs must be placed so that they do not obscure fire hydrants, traffic signs or traffic signals, block motorists' line of sight, or otherwise inhibit or interfere with vehicular or pedestrian traffic. **Signs are not permitted on public property or in the public right-of-way. No part of any sign may be within 3 feet of the back of sidewalk, but in no event shall a sign be within 3 feet of the lotline.** Signs must be placed at the immediate entrance of the subject residential unit, with the exception of single family detached residences, where such signs must be placed only in the front yard of the subject property.

Timing: Signs must be removed within 24 hours after close of escrow, lease, or rent.

Information: A rider not exceeding 6 inches in height by 24 inches in length or 8 inches in height by 18 inches in length may be attached to the top of the sign. No flags or balloons.

### B. Open House Directional Signs Onsite and Offsite

Size and Placement: Signs shall not exceed 4 square feet in area, and a height of 4 feet, including the vertical post. Signs shall not be installed in a manner which creates a hazard to traffic or pedestrians. **Signs are not permitted on public property or in the public right-of-way.** An owner of real property or his/her agent may display the sign on real property owned by another with that owner's prior consent. No flags, pennants, balloons, or other attention-attracting devices shall be displayed.

Time: Signs are only permitted to be posted during the time an owner or owner's agent is on the premises and the premises are open for viewing. The signs shall be installed no earlier than 8:00 a.m. and removed no later than sunset.

### C. Sign Retrieval

Signs removed by the City may be retrieved at 12 Journey, Suite 100, Aliso Viejo, CA 92656, or call (949) 425-2530. Signs removed by AVCA may be retrieved by calling TruGreen LandCare at (714) 245-1465.

