



## MEMORANDUM

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TO: All Parcel Owners  
FROM: Matt Blocker, Manager, Architectural Control Committee  
DATE: February 15, 2007  
RE: Signage Issues within Whitetail Ridge

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Over the course of the last year and one-half since the initial closings on lots within Whitetail Ridge, there has been a tremendous increase in the amount of signage within the development. Although this is understandable, as many of you as lot owners are investors and/or builders who are striving to achieve the best possible return on your investment, the increase in signage is unacceptable. A cluttered look within the development does not enhance the marketability of the subdivision for any of us, but instead portrays a cluttered, disorganized appearance. Furthermore, there are residents of the subdivision who have invested in their dream homes who do not wish to be surrounded by advertising signage as they enjoy their new homes.

The Declaration of Protective Covenants (“Covenants”) for the subdivision contains the following language pertaining to signage:

*No signs of any kind shall be displayed to the public view on any lot except (a) one sign of not more than two square feet advertising the property for sale or rent or such other dimension approved by the Committee, and (b) any and all signs used by WHITETAIL DEVELOPMENT, LLC, in connection with developing and advertising lots in WHITETAIL RIDGE SUBDIVISION for sale.*

We feel that a sign restriction of two square feet per sign may be too restrictive, as this does not allow for the placement of standard realtor-type signs on the property. As such, we have adopted the attached sign policy for Whitetail Ridge, which shall be implemented immediately. Pursuant to Article IX, Item 5 of the Covenants, each lot owner has a period of twenty (20) days from the date of this letter to comply with the provisions of the sign policy for each parcel within the subdivision. After such date, any signs within the development may be removed, without additional notice, at the expense of the lot owner. We will not be responsible for returning any signs found to be in non-compliance.

Please review this information and contact us to discuss any questions that you may have. Otherwise, we appreciate your cooperation and anticipate that this will enhance the image of the development for all of us.



## SIGN POLICY

- Any sign within the development shall be utilized exclusively for the marketing of homesites, model homes and dwelling units within Whitetail Ridge Subdivision only.
- Only one sign may be installed per platted lot.
- All signs shall be installed in a location centered within the lot, parallel to the roadway, located 35' from the back of curb. On wooded lots, signs may be installed closer to the back of curb so as to allow for adequate viewing.
- Any sign within the development shall conform with the following dimensions:
  - TEMPORARY STAKE MOUNTED FLAT-PANEL SIGNS – sign panels shall not exceed a dimension of 24" high x 24" wide and shall not exceed an installed height of 36", as measured from the adjacent grade.
  - TEMPORARY WOOD, RAISED LETTERING SIGN PANELS – any sign panels constructed of wood, or a similar product, containing raised letters painted in a quality manner, shall not exceed a dimension of 36" high x 40" wide and shall not exceed an installed height of 48", as measured from the adjacent grade.
  - WOOD POST MOUNTED SIGNS, WITH HANGING SIGN PANEL – any signs constructed with a wood post with a hanging sign panel, shall contain a sign panel not exceeding a dimension of 24" high x 24" wide and shall not exceed an installed height of 48", as measured from the adjacent ground.
- Temporary mailboxes of any kind shall not be allowed to be installed upon any lot unless (a) a home is currently under construction and the box is utilized for mail delivery or (b) the mailbox is attached to a temporary sign otherwise approved herein.
- Temporary signs advertising open houses, or other special events, may be installed at the subdivision entrances at IL Route 126 provided such temporary signs (a) comply with the size provisions contained herein and; (b) are installed no sooner than four (4) days prior to the special event, are removed no later than one (1) day after the special event, and do not remain, under any circumstances, for a period exceeding seven (7) days. The intent is to not allow continuous advertising at the subdivision entrances.
- Banners, flags, ribbons, etc., may be utilized on a building lot for the purposes of promoting a special event provided such special items are installed no sooner than four (4) days prior to the special event, are removed no later than one (1) day after the special event, and do not remain, under any circumstances, for a period exceeding seven (7) days. The intent is to not allow continuous usage of banners, flags or ribbons.
- No temporary signs may be installed upon Outlots C, E, F, or G.
- Signage shall comply with all other requirements of Kendall County.