

Cutter Hill Phase 3- Chandler's Landing

Policy - Property For Sale or For Rent Signs

Revised August 15, 2025

The Cutter Hill Phase 3 CC&Rs state “. . .no sign of any kind shall be displayed to the public view on or from any Unit or Common Elements without the prior written consent of the Board or the written consent of the Managing Agent acting in accord with the Board's direction.”

If a homeowner wishes to place a For Sale or For Rent sign to advertise their property, the Board may consider an exception to the Cutter Hill Phase 3 CC&Rs sign policy if the following instructions are followed.

-The Homeowner needs to submit an email to service@cutterhill3.com requesting an exception to signage policy to temporarily place a For Sale or For Rent advertisement for their property.

If the homeowner agrees to follow the following instructions, their exception to the Cutter Hill Phase 3 signage policy may be considered for approval

- Open House: One sign only may be allowed on the Cutter Hill Phase 3 lawn common areas ONLY during open houses. It may be placed no earlier than 24 hours before the open house and be removed no later than 60 min after open house. The sign must be A-frame only (not inserted in the ground with a stake or pole) to avoid damage to irrigation lines. If a homeowner or realtor damages irrigation lines, they will be charged for the repairs.
- Weekend Advertisement: One sign only may be allowed on the Cutter Hill Phase 3 lawn common areas Friday to Sunday to take advantage of weekend pedestrian traffic. The sign must be A-frame only (not inserted in the ground with a stake or pole) to avoid damage to irrigation lines. If a homeowner or realtor damages irrigation lines, they will be charged for the repairs.
- Professional Signage (not hand drawn) may be allowed in one homeowner window facing the lake and one homeowner window facing the parking lot only.
- No A-frame signage is allowed on common area walkways.
- Signs may not be hand drawn and must appear professional in nature.

- Signs may be affixed to the common area wrought iron fencing with board approval only. They must be affixed with zip ties only and any damage done to common area fencing will be charged to the homeowner. Signs must be removed by the homeowner prior to any storm or wind event to prevent damage to common area fencing.
- Signs may be 18 inches by 24 inches only. Any other sign size must be approved by the Board.