



Welcome REALTORS®
To
VIRIDIAN

Viridian Residential Association



Dear REALTOR®

Welcome to Viridian! We have put together this packet of information to provide you with the rules and regulations when listing or conducting a sale of any property in Viridian.

Please review the enclosed documents to educate yourself and any buyer you represent. You may copy any of the enclosed documents for your customers.

Included in the packet:

1. Sign Guidelines
2. Open House Guidelines
3. Sign Exhibit

Sign Guidelines:

- All signage must conform to the Viridian design guidelines (example to follow)
- No signs are permitted on medians, street corners, or any common property owned by the Association or Viridian Municipal Management District. No signs may be placed along Viridian Park Lane, Blue Lake Parkway, Bird's Fort Trail or Collins St. (FM 157).
- No attention grabbing devices such as balloons, banners, feather flags or ribbons are permitted.
- Only one (1) "For Sale" sign is permitted, as specified under the sign guidelines.
- If hosting an "open house", this sign is permitted, but only on the day of the open house and must be removed once the event has concluded.
- No directional signage for "open house" is allowed.
- Signs will be located on the lot for sale, in front yard only.
- All "For Sale" signs must conform to Viridian guidelines and specifications, and confirm to Viridian color specifications.
- One (1) 36"x 24" sign is permitted in the front of the property.

- One extra information sheet container is allowed. Tubular containers are not permitted.
- Copy on the "For Sale" sign may only contain the following:
Realty company name
Agent's name (located on the bottom of the sign)
Agent's phone number
- Please refer to the exhibit attached for art work. All "For Sale" signs must meet these guidelines or will be removed by the association.
- **Signs not in accordance with these Sign Guidelines will be confiscated immediately and disposed of.**
- All signs must be maintained in a neat, clean appearance. Old, dirty or damaged signs cannot be reused.

"Open House" Guidelines:

Only (1) "open house" sign is permitted on the property for sale. "Open House" sign must be professional made.

No directional signs are permitted. Should a directional sign be used the developer/or developer representative has the authority to remove the directional signs. The removed signs will not be returned.



Current Sign

REALTOR Signs can be purchased through this provider or you may use your own sign company as long as the sign guidelines are met.

Artworks Commercial Graphics, Inc.

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