



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 Boulevard, 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 on the lot for sale, in the 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 artwork. 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 professionally made.

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

REALTOR Signs can be ordered from your own sign company if the guidelines are met.

Our sign company can assist you with your sign needs.

Image360

900 E. Copeland Road, Suite 130

Arlington, TX 76011

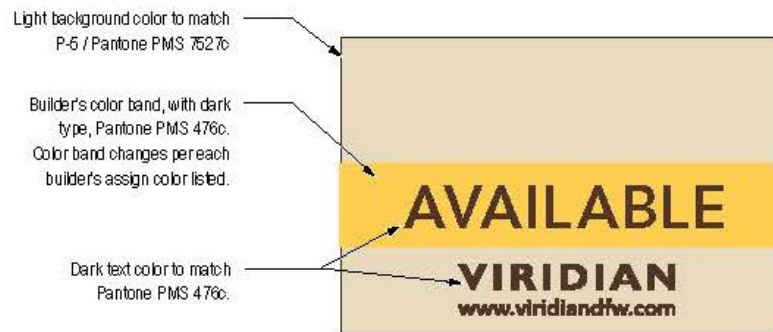
(817) 265-7446



The assigned builder's colors listed here are used with dark type, Pantone 476C, on all sign types in design package.
(See page **11.5** for builder's colors used with reversed out type.)

WHEN EVER TYPE IS USED OVER ONE OF THE ASSIGNED BUILDER'S COLORS LISTED ON THIS SHEET, THE TYPE SHOULD MATCH PANTONE PMS 476C.

THIS IS FOR ALL SIGNS TYPES WHERE TYPE IS PLACED ON TOP OF ONE OF THE ASSIGNED BUILDER COLORS LISTED ON THIS SHEET.



SIGN PANEL COLORS



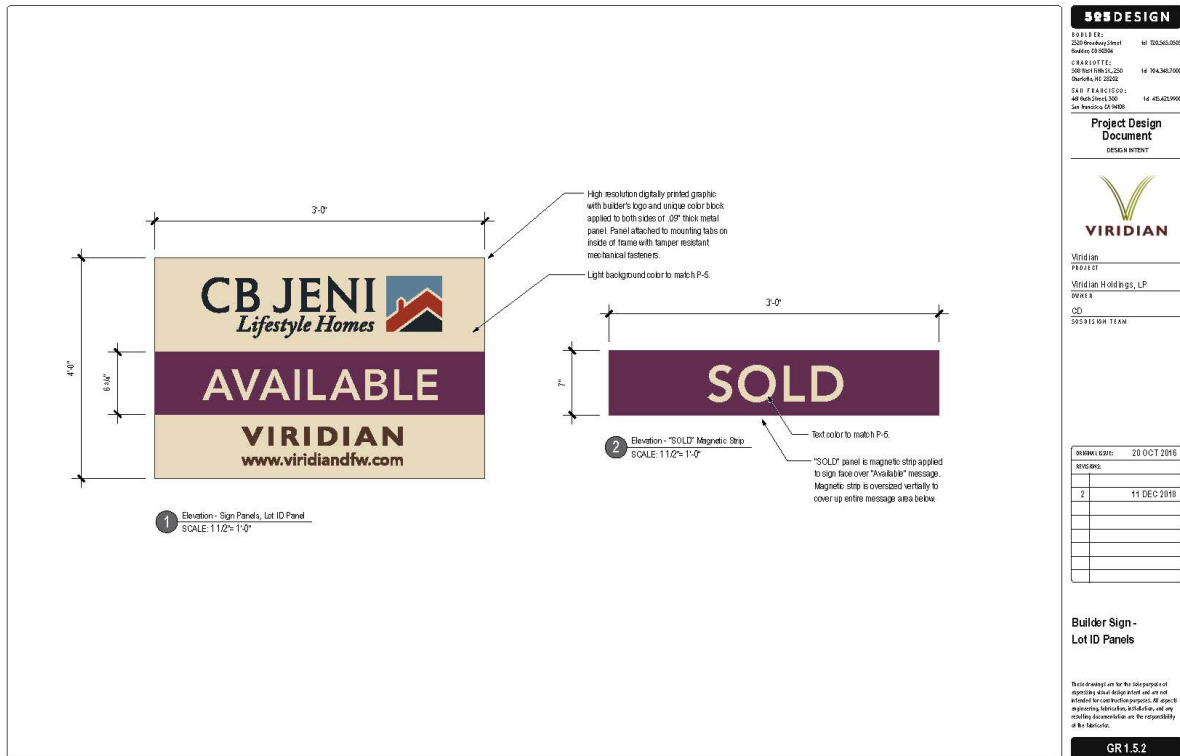
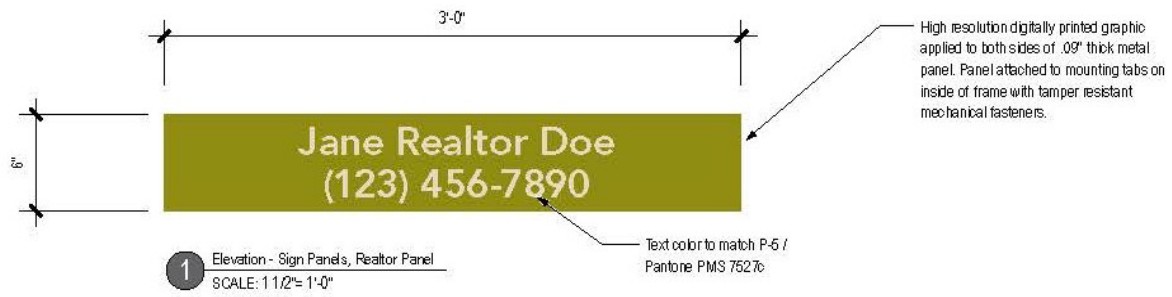


Image is for illustration purposes only. All REALTOR signage must conform to the example on page 4.



PROJECT COLORS, FINISHES & MATERIALS

ALL PAINTS, FINISHES & MATERIALS SHALL MATCH THE COLOR, FINISH AND TEXTURE AS NOTED

PAINTS

									
P-1 Matthews Paint MP 2083 Pueblo Green Metallic Satin Finish	P-2 Matthews Paint MP42085 Kelp Green Metallic Satin Finish	P-3 Matthews Paint MP20509 Forty Niner Gold Metallic Satin Finish	P-4 Matthews Paint MP46490 Venerable Gold Metallic Satin Finish	P-5 Matthews Paint MP42225 White Wood Satin Finish or Match Pantone 7527 C	P-6 Matthews Paint Match Pantone: 4625C	P-7 Matthews Paint Match Pantone: 2189C	P-8 Matthews Paint Match Pantone: 2152C	P-9 Matthews Paint Match Pantone: 350CP	P-10 Matthews Paint Match Pantone: 2279CP
									
P-11 Matthews Paint Match Pantone: 451C	P-12 Matthews Paint Match Pantone: 4685C	P-13 Matthews Paint Match Pantone: 1235CP	P-14 Matthews Paint Match Pantone: 7585CP	P-15 Matthews Paint Match Pantone: 7640CP	P-16 Matthews Paint Match Pantone: 1955CP	P-17 Matthews Paint Match Pantone: 511C	P-18 Matthews Paint Match Pantone: 7449C		
									
P-20 Matthews Paint Match Pantone: 145C	P-21 Matthews Paint Match Pantone: 548C	P-22 Matthews Paint Match Pantone: 564C							

ACRYLIC, STONE, WOOD & OTHER MATERIALS


S-1 Leuders Limestone Thin Stone Veneer Charcoal/Gray

VINYLS

		
V-1 Avery Dennison Beige SC 900-920-O	V-2 Avery Dennison Bright Gold SC 900-213 M	V-3 Avery Dennison Gold SC 900-215 M