Grandezza Realtor Sign Regulations

Revised April, 2026

These guidelines are intended to maintain a consistent, attractive community appearance while allowing effective property marketing. All Realtors and homeowners are required to comply.

FOR SALE SIGNS

General Placement

- Only **one (1) sign per property** is permitted.
- Must be placed **in front of the home**, parallel to the street, and **outside the road right-of-way**.
- **Condominium Neighborhoods:** Signs may be placed on common areas **only with local board approval**.

Design & Specifications

- **Construction:** Wooden, single- or double-post
- **Sign Panel:** 24” x 18” with inverted radius corners
- **Posts:** 4” x 4”, extending **3 feet above ground**
- **Color:**
  - Posts: *Benjamin Moore “Essex Green” (Glow finish)*
  - Lettering: Cream-colored, proportional and professional in appearance

Required Content

- **Realtor Listings:**
  - “For Sale,” “Available,” or “Offered By”
  - Agency name and phone number
  - Agent name and phone number
- **For Sale by Owner (FSBO):**
  - “For Sale” or “Available”
  - “By Owner”
  - Up to two (2) phone numbers

Optional Features

- **Rider:** One (1) permitted
  - Size: 24” x 3”
  - Must match sign style
  - May include agent name, phone, or website
- **Information Box:** Cream or clear, mounted neatly near the post

Condition & Removal

- Signs must be **clean, upright, and well maintained at all times**
- Signs must be **removed immediately once the property is under contract**

Prohibited

- Balloons, flags, banners, or any non-approved attachments



OPEN HOUSE SIGNS

Community Entrance Sign

- A Master **"Open Houses"** sign will be displayed at the **main entrance (Ben Hill Griffin Pkwy)**
- Installed by staff on **Saturdays and Sundays, 1:00 PM – 4:00 PM**

Pre-Approval Requirement

- All open houses must be submitted by **Thursday at 3:00 PM** to:
  Cheryl McFarland

Cheryl McFarland
cmcfarland@vestapropertyservices.com

Open House Hours

- **Standard Hours (with gatehouse support):**
  Saturday & Sunday, 1:00 PM – 4:00 PM
- **Weekday Open Houses:**
  Permitted with approval; **no gatehouse support provided**

On-Property Sign

- One (1) sign allowed per property
- May be placed **no more than 15 minutes before** the open house
- Must be removed **within 15 minutes after** completion
- Signs left beyond 30 minutes will be removed

Directional Signage

- One (1) directional sign permitted at the community entrance during open house hours
- Must follow approved design standards
- Condominium boards may waive this requirement if signage is placed directly in front of the unit

Visitor Access

- **Saturday & Sunday (1:00–4:00 PM):**
  - Visitors admitted without restriction
  - Government-issued ID required and will be scanned
- **All Other Times:**
  - Visitors must be **pre-registered or have a confirmed appointment**

Design & Specifications

- Size: 18” x 24”, double-sided
- Color: Beige background with green lettering
- Text: “Open House”
- Standard signs available from:
  Bonita Springs-Estero Association of Realtors
  25300 Bernwood Dr., Suite 1
  Bonita Springs, FL 34135
  (239) 992-6771

Prohibited

- Balloons, flags, banners, or attention-getting devices



ENFORCEMENT

- Non-compliant signs or prohibited items will be **removed without notice**
- Removed items will be held at the **gatehouse for 24 hours**, after which they will be discarded
- Repeated violations may result in **suspension of open house privileges or additional enforcement action**

REMINDER

Compliance with these standards is required of all Realtors and homeowners.
Your cooperation helps preserve the **appearance, safety, and property values** within Grandezza.