

Guidance for your Property For Sale by Owner sign:

Sale Signs:

The placement of your property for sale sign is governed by Cumberland Lakes Architectural and Environmental Compliance Committee (AECC). The below placement restriction protects your signs, especially during mowing season. Below is the guidance from the AECC restrictions document:

“The placement of real estate signs on specific properties shall not exceed the maximum size of 24” X 36”. Place the signs at the tree line. Realtors are restricted to one sign per property. Realtor signs must be removed within (30) days following the sale or (30) days from the expiration date of the listing’s contract.” These restrictions apply to For Sale by Owners, as well.

Open House signs:

*“Upon AECC approval, the association allows temporary signage announcing open houses on the roadways. The AECC can grant temporary approval of such signs for a period not to exceed two (2) weeks. “*This approval may be obtained by contacting the AECC at: CumberlandLakes.Monterey@gmail.com

Directional signs:

Directional signs may not be placed on commonly held Cumberland Lakes property or privately owned CL property, other than your own, with the exception noted above.

Maintenance:

Signs that require hand written essential information such as phone numbers, text keywords, etc. are not very successful in Cumberland Lakes – the ink fades very quickly. Should your listing remain on the market for 6 months – we ask that you check on your sign. Various factors can alter the state of your sign: weather, wildlife, sun and mowing equipment. Should your sign fall into the category of “unsightly”, you will be requested to replace it.

Happy to help:

Although we are sad that you are selling your property – we want to help you be successful. We are happy to provide a photo of your sign and front of your property. The photo will be sent electronically and has a maximum of 2 times a year. Contact us at CumberlandLakes.Monterey@gmail.com