



# KEN-CARYL RANCH MASTER ASSOCIATION

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## **2.48 Signs (Permanent) and Commercial Rules and Regulations – DRAFT**

### **2.48 Signs (Permanent) – Commercial**

**Architectural Committee approval is required for all new, or replacement signage.**

**Architectural Committee approval is required for all public facing windows advertising, signage, or marketing materials.**

See also Temporary Signage Posting Rules Community Rules Section 3.06.

Submittal shall include:

- ✓ Photo of the proposed location
- ✓ Photo and dimensions of the proposed sign, lettering, or advertising.

Commercial Signage guidelines:

Basic Signage Guidelines for Ken-Caryl Ranch

**Signs must meet the basic Ken-Caryl Ranch Signage Guidelines for Architectural Committee Review and be approved prior to installation.**

1. All signs shall maintain a minimum distance of one-half the letter height from all architectural features, parapets and building corners, etc.
2. All signs shall be internally illuminated individual letter types (Channel).
3. Business name and logo must be as is registered with the Secretary of State or other authority (Proof of registration of business name/logo may be required), and requires Landlord approval prior to Architectural Submittal. Landlord approval doesn't ensure Architectural Committee approval.
4. No exposed raceways, crossovers, ballasts, or conduit will be permitted (unless existing or specific approval is given).
6. All signs shall be limited to individual Pan Channel letters 5" deep, which will be centered horizontally and vertically on the respective fascia (unless otherwise approved).

7. Cabinet signs are not allowed.

8. No single letter may exceed 20 inches in height; overall stack height cannot exceed 26 inches in height; linear footage cannot exceed 70% of sign band.

9. All signage shall comply with Section 30- Lighting Standards of the Jefferson County Zoning Resolution.

10. Tenant shall be permitted to place upon its entrance black, gold leaf or white decal lettering not to exceed 4" in height and no more than 256 square inches, indicating hours of business, emergency telephone numbers, etc.

11. Address/Unit Number of business is required at/near entrance.

11. No banners, pendants, names, insignia, trademarks, advertising placards, or other descriptive material shall be affixed or maintained upon the exterior walls of the building, windows, or outside of the building or surrounding structures.

12. No flashing or moving signs allowed.

13. Illuminated "Open" signs are allowed with black backgrounds and white lettering only.

14. No more than 20% of combined storefront windows may be covered with approved product marketing signs, decals, seasonal décor, or other merchandising paraphernalia. No single door or window may be more than 50% covered.