

**POLICY
OF ELK VALLEY ESTATES HOMEOWNERS ASSOCIATION
FOR DISPLAY OF FLAGS AND SIGNS IN THE COMMUNITY**

SUBJECT: Adoption of a policy governing display of flags and signs.

PURPOSE: To adopt a policy regulating display of flags and signs in the community.

AUTHORITY: The Declaration, Bylaws, Articles of Incorporation, and Colorado law.

EFFECTIVE DATE: January 19, 2022

RESOLUTION: The Board of Directors on behalf of the Association hereby adopts the following policy:

A. Definitions.

- i. Sign - A display, such as a lettered board, for public view.
- ii. Flag - A piece of cloth or similar material, typically rectangular, oblong, or square, attachable by one edge to a pole or rope, with a distinctive design.
- iii. Commercial - Pertaining to the exchange or buying and selling of commodities and/or intending to make a profit.

B. Size, Location and Number.

- i. Signs may not exceed __36__x__36__ inches.
- ii. Flags may not exceed __36__x__60__ inches..
- iii. No more than __3__ Signs and __3__ Flags may be displayed on a Lot, including in windows and on balconies, patios, or decks.
- iv. All Signs and Flags shall be professionally manufactured and lettered. No handwritten signs or flags shall be allowed.
- v. All Signs and Flags must be maintained in good condition, free from fading, fraying, and may not be torn or ripped.
- vi. Signs and Flags may only be displayed within the boundaries of an Owner's Lot and in windows.

- vii. Flags may be displayed on flagpoles as follows:
 - a. Flagpoles may not be installed without the prior written approval from the Association.
 - b. Freestanding flagpoles may not exceed 15 feet in height and may only be located within the Lot lines.
- viii. No Signs, Flags, or flagpoles may be placed on, or attached to, Common Elements.
- ix. No Signs or Flags bearing Commercial messages may be displayed in the community.

C. General.

- i. Conflicts. Article III, Section 5 of the current Amended and Restated Declaration contains language with respect to signs which conflicts with the Colorado Common Interest Ownership Act (the "Act"). The Act supersedes Article III, Section 5 and, therefore, the conflicting language is superseded by this Policy.
- ii. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- iii. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.
- iv. Deviations. The Board may deviate from the policy and procedure set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
- v. Amendment. This Policy may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Elk Valley Estates Homeowners Association, a Colorado nonprofit corporation, certifies the foregoing Policy was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors on _January 19, 2022 and in witness thereof, the undersigned has subscribed his/her name.

**Elk Valley Estates Homeowners
Association, a Colorado nonprofit corporation**

By: _____

Its: President