

**RESOLUTION  
OF  
MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH  
REGARDING FLAGS AND SIGNS**

**SUBJECT:** Adoption of a policy to be followed for the placement of signs and flags within the Association

**PURPOSE:** (1) To provide guidance for the placement of flags and signs within the Association consistent with C.R.S. § 38-33.3-106.5.

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

**EFFECTIVE DATE:** September 7, 2021

**RESOLUTION:** The Association hereby adopts the following Policy and Procedures:

**I. Scope**

- 1.1 This policy applies to the placement of flags and signs within the Association and the process required for approval of the placement of signs and flags.
- 1.2 This Policy replaces section 3.39 and 3.40 and 3.80 in the Residential Improvement Guidelines of the Association.
- 1.3 This policy applies to owners, guests, invitees, employees, contractors, consultants, temporaries, and others who desire to place flags or signs within the Association, including all personnel affiliated with third parties. This policy applies to all flags or signs placed within the Association.

**II. Definitions**

- 2.1 "Flag" means a piece of cloth or similar material with an image or distinctive design that is used as a symbol, as a signaling device, or as a decoration.
- 2.2 "Sign" means a notice that is publicly displayed giving information or instructions in a written or symbolic form.
- 2.3 "Flagpole" means a pole for flying a Flag.
- 2.4 "Commercial" means concerned with or engaged in commerce, and/or intended to make a profit, and/or intended to advertise.

- 2.5 "Advertisement" means a notice or announcement in any medium or form which promotes a product, service, or event, or publicizes a job vacancy, or any person or thing regarded as a means of recommending something.

### **III. Policy**

- 3.1 House Bill 21-1310 makes certain amendments to C.R.S. § 38-33.3-106.5, effective September 7, 2021. Pursuant to these amendments, the Association may regulate Flags and Signs within the Association as follows:
- 3.2 Flags: The Association may adopt reasonable content-neutral rules to regulate the number, location, and size of Flags and Flagpoles.
- 3.3 Signs: The Association may establish reasonable content-neutral Sign regulations based on number, placement, and size of the Signs or on other objective factors.
- 3.4 The Association may prohibit Flags and Signs bearing Commercial messages.

### **IV. Flags and Flagpoles**

- 4.1 No more than one Flag per Unit/Lot is permitted at any time. The placement of any Flag must be entirely within the Unit/Lot boundary. The Flag may not be more than 3 feet by 5 feet. Flags must be flown from an approved Flagpole or other approved method of fixation.
- 4.2 The size and location of any Flagpole that is permanent in nature must be submitted to the Architectural Review/Control Committee and be approved by the Association prior to installation.
- 4.3 Flags are prohibited on the Common Area except as approved by the Association.
- 4.4 Flags bearing Commercial messages or Advertisements are prohibited anywhere in the Association.
- 4.5 All local, state, and federal rules, regulations, and laws apply to any Flag displayed throughout the Association.

### **V. Signs**

- 5.1 No more than one Sign is permitted on any Lot/Unit at any time except as stated herein. The placement of any Sign must be located within the Unit/Lot boundary.

- 5.2 Signs are limited to a maximum size of thirty-six inches by forty-eight inches or smaller if this policy or local city, town or county ordinances require.
- 5.3 Signs are prohibited on Common Area unless approved by the Board.
- 5.4 Signs bearing Commercial messages are prohibited anywhere in the Association except:
- A. Garage sale Signs** do not require ARC approval. Signs may not cause a traffic hazard and must comply with City and County of Denver Code. Signs may not be placed on private residences or City and County signs or posts. Garage sale Signs may not be displayed more than 24 hours before the start of the event and must be removed immediately following the event. Municipal codes may have additional requirements.
- B. Real estate Signs** do not require ARC approval. Real estate Signs are limited to one Sign advertising property for sale or lease and one open house Sign for the necessary time frame needed. No more than two "riders" or "brochures boxes" per Sign are allowed. Open house and directional Signs may be utilized if removed immediately following the event.
- 5.5 In addition to one permitted Sign as stated above, owners may also have the following:
- A. No Trespassing Signs:** Are allowed if posted on a fence or on a gate and are no larger than 4" high by 8" long. No more than 2 per yard, this is in addition to the one permitted Sign.
- B. Beware of Dog/Dog Warning Signs:** Are allowed if posted on a fence or gate and are no larger than 4" high by 8" long. No more than 2 per yard, this is in addition to the one permitted Sign.
- C. Security Notification Signs:** Are allowed if placed in the front of the residence. No more than 2 per yard, this is in addition to the one permitted Sign.
- 5.6 All local, state, and federal rules, regulations, and laws apply to any Sign displayed throughout the Association

**PRESIDENT'S CERTIFICATION:** The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on August 19<sup>th</sup> of           , 2021 and in witness thereof, the undersigned has subscribed his/her name.



**MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH**

By: Michele (Shelley) Jenks

Its: President