

**POLICY OF
HOMEOWNERS ASSOCIATION OF HOMESTEAD FARM II
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: December 20, 2021

RESOLUTION: The Board of Directors on behalf of the Association hereby adopts the following policy, which shall supersede any and all prior policies, rules, and guidelines addressing these issues:

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 3 x 2 feet.
- ii. Flags may not exceed 3 x 4 feet.
- iii. No more than one Sign and one Flag may be displayed on a Lot.
- iv. All Signs and Flags must be maintained in good condition, free from fading, fraying, and may not be torn or ripped.

- v. Signs may only be displayed within the boundaries of an Owner's Lot.
- vi. Flags may be displayed on flagpoles as follows:
 - a. Freestanding flagpoles may only be installed with prior written approval from the Association.
 - b. Freestanding flagpoles may not exceed 12 feet in height and must be located within the Lot lines.
 - c. Flagpoles attached to residences may not exceed 6 feet in length.
- vii. No Signs, Flags, or flagpoles may be placed in Common Areas. Any Signs or Flags placed in Common Areas will be subject to removal without warning.
- viii. No Signs or Flags bearing Commercial messages may be displayed in the community (other than one "for sale" or "for rent" Sign or security system Sign not larger than one square foot) without prior written approval of the Association.

C. General.

- i. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- ii. 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.
- iii. 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.
- iv. Amendment. This Policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors on December 20, 2021 and in witness thereof, the undersigned has subscribed his/her name.

**HOMEOWNERS ASSOCIATION OF
HOMESTEAD FARM II**, a Colorado nonprofit
corporation

By: _____

Its: President