

**COLUMBINE KNOLLS SOUTH II HOMEOWNERS ASSOCIATION  
SIGN AND FLAG RULES**

Adopted Date: November 15, 2022  
Effective Date: November 15, 2022

In compliance with the Colorado Common Interest Ownership Act ("CCIOA"), the Board of Directors of the Columbine Knolls South II Homeowners Association ("Association") has adopted uniform and systematic rules to address the display of signs and flags within the community. These rules supersede and replace any existing policy and rules concerning these items adopted prior to the Effective Date of these rules.

**Sign and Flag Rules**

1. State Law Limitations and Authority. The Colorado legislature determined that prohibitions with respect to the display of certain signs and flags on the basis of their subject matter, message, or content within the community are contrary to public policy. (See C.R.S. 38-33.3-106.5.) The legislature also determined that the Association may prohibit signs and flags bearing a commercial message, and may establish reasonable, content-neutral sign and flag regulations based upon the number, placement, size or other objective factors.

2. Limitation on Existing Covenants. Based upon the CCIOA prohibitions recited above, the Association will not enforce Section D-8 of the Declaration except to the extent allowed by law and these rules.

The existing covenants and restrictions in the Declaration state as follows:

3. Sign Rules. An owner or occupant of a residence may display signs in accordance with the following:

- A. All signs must be placed within the boundaries of the Lot.
- B. Any sign located on the common area/common elements may be removed and disposed of without notice.
- C. All signs must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded.
- D. No lighting or illumination of signs without approval by the Association.
- E. Non-Commercial Sign Rules:
  - (i) Signs may be no larger than 36" by 48" in size.
  - (ii) A maximum of three (3) non-commercial signs are permitted to be displayed within the Owner's property at a time.
  - (iii) A sign may be displayed within a window inside the residence in the front, back or side yard.

(iv) Yard signs, in the property of the Owner, may not be affixed to the property fencing or structures, if any. "Beware of Dog" and "No Trespassing" signs may be affixed to the property fencing.

F. Commercial Sign Rules:

(i) For Sale/For Rent/Open House Signs

(a) One professionally-lettered "For Sale" or "For Rent" sign on the property being offered for sale or rent may be displayed on the property. A sign may not be more than six square feet. For Sale signs must be removed not later than the date of closing, and For Rent signs must be removed when the property is leased.

(b) One professionally-lettered Open House sign not to exceed six square feet may be displayed on the property on the day of the open house and must be removed at the end of the day.

(ii) Security Signs

(a) One professionally-lettered security sign not to exceed two square feet in size may be displayed on the property, and a reasonable number of professional security decals not larger than eight inches by eight inches may be displayed within windows in a residence.

(iii) With the exception of the permitted commercial signs noted above, all other trade, marketing, or commercial signs, including but not limited to, landscaping, painting, remodeling, or business advertising, are prohibited. One (1) commercial sign related to maintenance or construction activity at the property (e.g., painting work, roof replacement, fence installation) may be displayed one week before, during, and one week after the project is completed.

4. Flag Rules. An owner or occupant of a residence may display flags in accordance with the following:

- A. All flags must be placed within the boundaries of the Lot.
- B. Approval is required for any flagpoles.
- C. Any flag located on the common area may be removed and disposed of without notice.
- D. All flags, flag poles, and flag staffs must be maintained in good condition and must be replaced as necessary to prevent wear and tear.
- E. Non-Commercial Flag Rules:

- (i) Flags shall be no larger than 3'x 5'.
- (ii) A maximum of two (2) non-commercial flags are permitted to be displayed within the Owner's property at a time.
- (iii) Flag staffs may be installed without prior approval of the Architectural Control Committee if they otherwise comply with the requirements herein.
- (iv) A flag may be displayed within a window inside the residence, from a balcony adjoining the residence, or from a staff projecting horizontally from a location on the front or back of the residence. The staff may not be longer than 8' in length and must not exceed the height of the roof line of the residence.
- (v) Flag poles require prior written approval from the Association before installation. Flag pole architectural requests shall indicate the size, height, and location of the proposed flag pole. Flag poles may not exceed twenty (20) feet in height.
- (vi) Notwithstanding the above, permitted flags may not be illuminated without prior written approval of the Association. Any request for lighting must detail the type and location of lighting. Lighting shall not be installed so as to disturb other residences.

F. Commercial Flag Rules:

- (i) Flags bearing a commercial message, including but not limited to, trade, marketing, landscaping, painting, remodeling, or business advertising are prohibited.

These Sign and Flag Rules were adopted by the Board of Directors of the Association.

COLUMBINE KNOLLS SOUTH II HOMEOWNERS ASSOCIATION  
a Colorado nonprofit corporation,

By:   
Its: President