

**POLICY OF
INDIAN CAMP RANCH HOMEOWNERS ASSOCIATION
FOR DISPLAY OF FLAGS AND SIGNS IN THE COMMUNITY**

- SUBJECT:** Adoption of a policy governing display of flags and signs in the community of Indian Camp Ranch Homeowners Association (“Association”).
- PURPOSE:** To adopt a policy regulating display of flags and signs in the community.
- AUTHORITY:** The Amended and Restated Declaration of Protective Restrictions of Indian Camp Ranch Homeowners Association (“Declaration”), the Bylaws and Articles of Incorporation of the Association, and Colorado law.
- EFFECTIVE DATE:** April 12, 2022
- RESOLUTION:** The Colorado Common Interest Ownership Act (the “Act”) requires flags and signs to be permitted within the Lot boundaries, with certain exceptions and subject to the right of the Board of Directors to adopt content-neutral rules and regulations on the same. The Board hereby adopts the following policy concerning Flags and Signs within the community (“Policy”):
- A. 1Conflicts.
 - i. Article II, Section 2 of the Declaration contains language with respect to signs, which conflicts with the Act. The Act supersedes the Declaration; therefore, this Policy supersedes the language in Article II, Section 2 to the extent of any inconsistency.

 - 2B. 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. A commercial sign or commercial flag includes a “for sale” sign or flag.

C. Size, Location and Number.

- i. Signs may not exceed five (5) square feet.
- ii. Flags may not exceed twenty-four (24) square feet.
- iii. No more than a total of four (4) displays (whether Signs, Flags, or both) may be displayed on a Lot.
- 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 may not be displayed on the Common Areas.
- vii. Flags may be displayed on flagpoles as follows:
 - a. Flagpoles may not be installed without the prior written approval from the Board of Directors.
 - b. Freestanding flagpoles may not exceed 24' in height and may only be located within the Lot boundaries.
- viii. Except as may be specifically allowed in the Declaration, no Signs or Flags bearing Commercial messages may be displayed anywhere in the community.

D. 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. This Policy supersedes and replaces any previously adopted policies, rules or regulations on flags and signs in the Community that conflicts with this Policy and/or Colorado law.
- 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 Policy was adopted by the Board of Directors on April 12, 2022 and in witness thereof, the undersigned has subscribed his/her name.

**INDIAN CAMP RANCH
HOMEOWNERS ASSOCIATION,**
a Colorado nonprofit corporation

By: 
Its: President