

**POLICY OF STROH RANCH
COMMUNITY ASSOCIATION, INC. 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: April 1, 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 18 x 12 (18" x 12") square inches.
- ii. Flags may not exceed 4 x 6 (4' x 6') square feet.
- iii. No more than 5 Signs and 2 Flags may be displayed on a Lot, including in windows and on balconies, patios, or decks.
- iv. Any American flag must adhere to all U.S. Code & Protocol for the proper display of the flag. Please refer to:
<https://www.usa.gov/flag> for more info.
- v. All Signs and Flags shall be professionally manufactured and lettered. No handwritten signs or flags shall be allowed.
- vi. All Signs and Flags must be maintained in good condition, free from fading, fraying, and may not be torn or ripped.
- vii. Signs and Flags may only be displayed within the boundaries of an Owner's Lot and in windows. Flags may also be displayed on balconies, patios, or decks.
- viii. Flags may be displayed on flagpoles as follows:
 - a. Freestanding flagpoles may not exceed 15' in height and may only be located within the Lot boundaries.

- b. Flagpoles may not be placed on or attached to Common Areas.
- ix. No Signs, Flags, or flagpoles may be placed on, or attached to, Common Areas, except as otherwise set forth in this Policy.
- x. Except as provided in Paragraph C, no Signs or Flags bearing Commercial messages may be displayed in the community.
- c. For Sale/For Rent Signs. One (1) “For Sale” or “For Lease” sign advertising a Lot for sale or lease may be placed on the Lot as permitted by the Declaration.
- 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.
 - 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 Stroh Ranch Community Association, Inc., 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 10, 2022__ and in witness thereof, the undersigned has subscribed his/her name.

Stroh Ranch Community Association, Inc.,
a Colorado nonprofit corporation

By: 
Its: President