

**POLICY FOR DISPLAY OF FLAGS AND SIGNS FOR THE FARM AT ARAPAHOE
COUNTY HOMEOWNERS' ASSOCIATION, INC., A COLORADO PLANNED
COMMUNITY**

RECITALS:

- A. Pursuant to Colorado Revised Statute, §38-33.3-106.5 and Colorado Revised Statute, §38-33.3-302(1)(a), The Farm at Arapahoe County Homeowners' Association, Inc. (the "Association") adopts this policy for display of the American flag, service flags, and other flags within the Community.
- B. The Farm at Arapahoe County is a Planned Community as defined in Colorado Revised Statute, §38-33.3-103(22) (the "Community"); the Community is composed of Lots and Common Area ("Common Elements") as defined and depicted in the Declaration of Covenants, Conditions, and Restrictions and the Plat Map for the Community (together "Declaration").
- C. The goal of this policy is to balance the right of the Owner of real estate within the Community to display flags and signs subject to Colorado Revised Statute, §38-33.3-106.5(1) with the rights and desires of the other Members of the Association.

THEREFORE, IT IS RESOLVED, the Board of Directors adopts the following policy for display of the flags and signs in the Community:

An owner or occupant of real estate within the Community may display a flag on the property, including but not limited to the American flag, service flag, or other flag pursuant to Colorado Revised Statute, §38-33.3-106.5(1)(a) provided:

- 1. Display of the American flag must be consistent with the Federal Flag Code, a copy of the Federal Flag Code is available upon written request to the Association c/o PCM, 7208 South Tucson Way, Suite 125, Centennial, CO 80112.
- 2. The size of the American flag on display shall not exceed three (3) feet x five (5) feet.
- 3. The size other flags on display shall not exceed three (3) feet x five (5) feet.
- 4. A flag may be displayed in the window of the Owner's Residence, or on the lower level of the Owner's residence provided the flag complies with the remainder of the Association's flag rule.
- 5. A flag may also be displayed on an attached flagpole not exceeding one inch in diameter, and six (6) feet in length. Attached flagpoles are

subject to written approval by the Association prior to installation. Free standing flagpoles are prohibited. No more than one attached flagpole per Lot may be installed.

6. Only one flag at a time may be displayed on the flagpole attached to the Owner's Lot, subject to any set-back reflected on the Plat Map or Site Plan for the Community.

7. In the event the display of the American Flag or other flag will: (1) exceed the dimensions set forth above; (2) be displayed on a flagpole exceeding one inch in diameter and/or six feet in length; or (3) be displayed in an alternative location; the Owner will be required to submit written detailed plans, specifications, and location of the proposed flagpole to the Board of Directors and obtain prior written approval prior to placement of the flag or flagpole on property within the Community.

8. In addition to the right of an owner or occupant to display a flag as set forth above, the owner or occupant may display signs on the property including, but not limited to one political sign for candidates seeking a contested political office, one sign for contested ballot issues, one security signs, one neighborhood watch sign, and one other sign pursuant to Colorado Revised Statute, §38-33.3-106.5(1)(c) provided:

9. Display of political signs are restricted to no sooner than forty-five days before the election, and no later than 5 days after the election.

10. Display of security signs is limited to one sign per Lot, not to exceed one hundred forty-four (144) square inches.

11. Display of neighborhood watch signs is limited to one sign per Lot, not to exceed five hundred seventy-six (576) square inches (provided the property qualifies for the neighborhood watch sign).

12. Display of other signs is limited to one sign per Lot, not to exceed five hundred seventy-six (576) square inches.

13. Display of signs attached to the Residence is prohibited, signs must be temporary, and must be confined to the Owner's/Occupant's Lot, and subject to any set-back reflected on the Plat Map or Site Plan for the Community.

14. In the event the display of any sign will exceed the dimensions or number of signs set forth above, the Owner will be required to submit written plans, specifications, and location of the proposed signs to the Board of Directors and obtain written approval prior to placement of the sign on property within the Community.

15. Neither flags, nor signs, governed by this policy shall be prohibited or regulated based on the subject matter, message, or content. However, flags or signs bearing commercial messages require prior written approval from the Board of Directors.

Policy adopted this ____ day of _____, 2021, by resolution of the Board of Directors of The Farm at Arapahoe County Homeowners' Association, Inc.

By _____

Its _____