

**RESOLUTION
OF THE
MEADOW MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
ADOPTING RULES, POLICIES, AND PROCEDURES
FOR SIGNS AND POLITICAL SIGNS**

SUBJECT: Adoption of rules, policies, and procedures regarding the type, size, number and time frame for displaying signs and political signs.

PURPOSE: The Association is charged with operating and managing the community, which includes the regulation of improvements, such as signs, installed within the community. The Association's Declaration prohibits signs with the exception of political signs and certain For Sale/For Rent signs, security/alarm system signs, and other signs approved in writing by the Association. Colorado law prohibits the enforcement of any covenant or rule which bans the display of political signs. Therefore, the Board of Directors desires to adopt a policy that sets forth the size, number and time frame for display of political signs consistent with Colorado law and to provide written authorization and rules regulating other signs.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Colorado law.

**EFFECTIVE
DATE:**

4-13-21

The following resolution is hereby adopted:

WHEREAS, Article 5, Section 5.16 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Meadow Mountain ("Declaration") prohibits all signs, posters, billboards, and advertising displays from being erected or maintained anywhere on a Lot except for certain: (i) political signs consistent with Association rules; (ii) "For Sale" and "For Rent" signs; (iii) security or alarm signs; and (iv) signs as may be approved in writing by the Association; and

WHEREAS, the Association desires to adopt rules, policies, and procedures consistent with the Colorado Common Interest Ownership Act, at Section 38-33.3-106.5, regarding patriotic and political expression, and to allow the display of political signs within the guidelines set forth below; and

WHEREAS, the Board of Directors believe it is in the best interest of the Association and its members to enact guidelines, rules, procedures, standards and regulations regarding other signs within the community consistent with the Declaration and Colorado law.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors and hereby adopt the following resolution:

I. Political Signs

- a. Definitions.
 - i. Election – Any vote conducted by a governmental entity for the selection of offices, positions, initiatives, referendums or other issues by a ballot.
 - ii. Political Sign – A sign that carries a message intended to influence the outcome of an Election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.
- b. Time Frame, Location and Manner of Display.
 - i. An Owner or occupant may display Political Signs no earlier than 45 days before the day of an Election and no later than 7 days after the day of the Election.
 - ii. Political Signs must be displayed within the window of the unit or otherwise within boundaries of the Lot.
 - iii. Political Signs cannot obstruct traffic, sidewalks, or driveways and may not be illuminated.
 - iv. Other than as stated above, an Owner or occupant may not display Political Signs on Common Area or any other part of the Community.
- c. Size and Number.
 - i. An Owner or occupant may display one Political Sign per political office or ballot issue that is contested in the Election. A Political Sign may be no larger than thirty-six (36) inches by forty-eight (48) inches in size.

II. For Sale, For Rent, Security Alarm System Signs

- a. For Sale or For Rent Signs.
 - i. An Owner or occupant may display a maximum of one professionally lettered “For Sale” or “For Rent” signs not to exceed thirty-six (36) inches by twenty-four (24) inches in size.
 - ii. “For Sale” or “For Rent” signs must be displayed within the window of the unit or otherwise within boundaries of the Lot.
 - iii. “For Sale” or “For Rent” cannot obstruct traffic, sidewalks, or driveways and may not be illuminated.
 - iv. As provided in Section 2.64 of the Association’s Residential Improvement Guidelines such signs: (i) must be conservative in color and style; (ii) may be installed on the front yard of the relevant Lot; and (iii) must not be posted greater than four feet in height except for yard arm realty signs which may not be posted greater than six feet in height.

- b. Security or Alarm System Signs.
 - i. An Owner or occupant may display one professionally lettered security or alarm system sign not to exceed one square foot in size.
 - ii. Security or alarm system signs must be displayed within the window of the unit or otherwise within boundaries of the Lot.
 - iii. Security or alarm system signs cannot obstruct traffic, sidewalks, or driveways and may not be illuminated.

III. Trade, Contractor, and Vendor Signs

- a. Definitions.
 - i. Trade, Contractor, and Vendor Signs – A sign that identifies or advertises for a contractor or vendor providing materials, goods, or services for improvement to a Lot such as signs advertising for a landscaping, painting, and/or roofing contractor or a general contractor providing renovation services.
- b. Time Frame, Location and Manner of Display.
 - i. Trade, Contractor, and Vendor Signs may be displayed during the duration of the relevant project and must be removed upon completion of the job as provided in Section 2.05 of the Association's Residential Improvement Guidelines.
 - ii. Trade, Contractor, and Vendor Signs must be displayed within the window of the unit or otherwise within boundaries of the Lot.
 - iii. Trade, Contractor, and Vendor Signs cannot obstruct traffic, sidewalks, or driveways and may not be illuminated.
 - iv. Other than as stated above, an Owner or occupant may not display Trade, Contractor, and Vendor Signs on Common Area or any other part of the Community.
- c. Size and Number.
 - i. An Owner or occupant may display one Trade, Contractor, and Vendor sign during the relevant project. Such sign must be professionally lettered and may be no larger than thirty-six (36) inches by thirty-six (36) inches in size.

IV. Life Event Celebration Signs

- a. Definitions.
 - i. Life Event Celebration Signs – A sign that that is intended to recognize or celebrate a significant life event or personal milestone for an owner or occupant of the residence limited only to high school/school graduation signs, signs announcing the birth or adoption of a child, and signs celebrating birthdays, marriages, and anniversaries.

- b. Time Frame, Location and Manner of Display.
 - i. Life Event Celebration Signs may be displayed no earlier than 7 days before the relevant event/milestone and no later than 7 days after the day of the relevant event/milestone.
 - ii. Life Event Celebration Signs must be displayed within the window of the unit or otherwise within boundaries of the Lot.
 - iii. Life Event Celebration Signs cannot obstruct traffic, sidewalks, or driveways and may not be illuminated.
 - iv. Other than as stated above, an Owner or occupant may not display Life Event Celebration Signs on Common Area or any other part of the Community.
- c. Size and Number.
 - i. An Owner or occupant may display one Life Event Celebration Sign and such sign may be no larger than thirty-six (36) inches by thirty-six (36) inches in size.

V. Other Signs

- a. All other signs, posters, billboards, and advertising displays are prohibited as set forth in Article 5, Section 5.16 of the Declaration and Section 2.64 of the Association's Residential Improvement Guidelines except such sign or signs as may be approved in writing on a case-by-case basis by the Association.

VI. General

- a. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- b. Conflict with Residential Improvement Guidelines. To the extent any provision of this Resolution conflicts with the Association's Residential Improvement Guidelines, including but not limited to, Section 2.05 and/or Section 2.64 of the Residential Improvement Guidelines, the provisions of this Resolution shall control.
- c. Supplement to Law. The provisions of this Resolution 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 community.
- d. Deviations. The Board may deviate from the policy and procedure set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
- e. Amendment. This Resolution may be amended from time to time by the Board of Directors.

- f. Compliance with laws, other Covenants, and Rules. Homeowners are responsible for compliance with all other covenants, regulations, rules, laws, and ordinances applicable to their Lots. Approval by the Association does not guarantee that such sign or signs are permitted by any other association, governmental entity, or other authority having jurisdiction over the homeowner's Lot. Homeowners are responsible for confirming compliance with any and all relevant third parties as to applicable sign restrictions and requirements.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Association, certifies the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 4-13-21 and in witness thereof, the undersigned has subscribed his/her name.

**MEADOW MOUNTAIN
HOMEOWNERS ASSOCIATION, INC.,**
a Colorado nonprofit corporation



President