

**RESOLUTION OF COPPERLEAF HOMEOWNERS ASSOCIATION, INC.
ADOPTING SIGN, RELIGIOUS SYMBOL, AND FLAG RULES**

Adopted Date: October 12, 2021
Effective Date: October 12, 2021

In compliance with the Colorado Common Interest Ownership Act ("CCIOA"), the Board of Directors of the Copperleaf Homeowners Association, Inc. ("Association") hereby adopts the uniform and systematic rules provided herein to address the display of signs, religious symbols, and flags within the community. These rules supersede and replace any existing policy, design guideline and/or rules concerning these items adopted prior to the Effective Date of these rules.

Sign, Religious Symbol, and Flag Rules

1. **State Law Limitations and Authority.** The Colorado legislature determined that prohibitions with respect to the display of certain signs, religious symbols, 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 3.21 of the Declaration except to the extent allowed by law and these rules.

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

Restrictions on Signs and Advertising. No sign, poster, billboard, advertising device, or display of any kind shall be erected or maintained anywhere within the Community so as to be evident to public view, except: (a) signs as may be approved in writing by the Design Review Committee; and (b) signs, posters, billboards or any other type of advertising device or display erected by or approved by Declarant incidental to the development construction, promotion, marketing, or sales of Units within the Community. A sign advertising a Unit for sale or for lease may be placed on such Unit; provided, however, that standards relating to dimensions, color, style, and location of such sign may be determined from time to time by the Design Review Committee.

3. **Sign and Symbol 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 Unit.
 - B. Any sign located on the common area/common elements may be removed and disposed of without notice.
 - C. All signs and symbols must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded.

D. Non-Commercial Sign Rules:

- (i) Signs may be no larger than 24" by 36" in size.
- (ii) A maximum of one non-commercial sign is permitted to be displayed within the Owner's property at a time.
- (iii) A sign may be displayed within a window inside the residence or in the front yard. Front yard signs must be located within ten feet of the front entry of the residence.
- (iv) Yard signs, in the property of the Owner, may not be permanently affixed to the property fencing, if any.

E. Commercial Sign Rules:

- (i) For Sale/For Rent/Open House Signs
 - (a) One professionally-lettered "For Sale" sign or one professionally-lettered "For Rent" sign may be displayed on the property offered for sale or for rent. A sign may not be more than 24" by 36" in size. "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 24" by 36" in size 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 100 square inches 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.

F. Rules on Religious Items or Symbols

- (i) A "religious item or symbol" means an item or symbol displayed because of a sincerely held religious belief. A religious item or symbol may not contain graphics, language, or any display that is obscene or otherwise illegal.

(ii) A religious item or symbol may be displayed on an entry door or entry door frame of a residence, individually or in combination with other religious items or symbols, as long as they do not cover an area greater than 36 square inches.

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 Unit.
- B. Any flag located on the common area/common elements, may be removed and disposed of without notice.
- C. All flags and staffs must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded.
- D. Non-Commercial Flag Rules:
 - (i) Flags shall be no larger than 3'x 4'.
 - (ii) A maximum of two non-commercial flags are permitted to be displayed within the Owner's property at a time.
 - (iii) A flag may be displayed within a window inside the residence or from a staff projecting horizontally from a location on the front or back of the residence. No prior approval is required provided that the staff is no longer than 8' in length and does not rise above the level of the bottom sill of the second story windows. Freestanding poles are permitted provided they do not exceed 15' in length and are located within the Unit boundaries within 6' of the front of the residence.
 - (iv) 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.
- E. Commercial Flag Rules:
 - (i) Flags bearing a commercial message, including but not limited to, trade, marketing, landscaping, painting, remodeling, or business advertising are prohibited.

The undersigned certifies that the foregoing Resolution was adopted by the Board at a duly called and held meeting of the Board of Directors on 10/12/21, 2021.

Copperleaf Homeowners Association, Inc., a Colorado nonprofit corporation,

By: 
Its: President