

COLUMBINE KNOLLS SOUTH II HOMEOWNERS ASSOCIATION

SIGNS AND FLAGS POLICY

Adopted: 03-10-2026 Effective: 03-13-2026

This Policy is adopted by the Board of Directors (the "Board") to provide clear, uniform, and content-neutral rules governing the display of signs and flags within the community, consistent with applicable Colorado and federal law. This Policy supersedes and replaces any prior Association sign and flag rules, policies, or guidelines to the extent inconsistent.

At-a-Glance Summary

Topic	Key Limits (content-neutral)
Flags	<ul style="list-style-type: none">• Maximum 1 flag per Lot at any time• Maximum flag size: 3' x 5'• Bracket-mounted staff (flagpole) must be attached to the primary dwelling (45°/90°) with pole length ≤ 6 sq. ft.• Freestanding flagpoles are strongly discouraged and require prior Architectural Review approval
Signs	<ul style="list-style-type: none">• Maximum 1 sign per Lot at any time• Maximum sign size: 12" x 18"• Noncommercial signs are permitted; commercial message signs are prohibited except as expressly allowed• Yard signs must be freestanding and placed on the Owner's Lot (not in public area or right-of-way)
Real estate & contractor signs (commercial)	<ul style="list-style-type: none">• One "For Sale" sign (≤ 6 sq. ft.) allowed only while actively listed• One contractor/service sign (≤ 3 sq. ft.) allowed only while work is in progress and up to 30 days after completion
Lighting & maintenance	<ul style="list-style-type: none">• No illumination• Displays must be maintained in good condition and removed/repared if damaged or unsafe



1. Legal Authority and Governing Principles

Colorado law limits the Association's authority to restrict signs and flags. Under C.R.S. § 38-33.3-106.5(1)(a) and (1)(c), the Association may not prohibit the display of a flag or sign by an Owner on the Owner's Lot. The Association also may not prohibit or regulate signs or flags based on subject matter, message, or content, except that the Association may prohibit flags and signs bearing commercial messages or offensive content.

The Association may adopt and enforce reasonable, content-neutral rules regulating (a) the number, location, and size of flags and flagpoles, and (b) the number, placement, and size of signs (and other objective factors), provided the rules do not operate as a de facto prohibition of protected displays. C.R.S. § 38-33.3-106.5(1)(a), (1)(c).

Federal law also protects the right to display the United States flag, subject to reasonable time, place, and manner restrictions necessary to protect a substantial Association interest. See Freedom to Display the American Flag Act of 2005 (Pub. L. 109-243, codified at 4 U.S.C. § 5 note).

If this Policy conflicts with the Declaration, Bylaws, or other governing documents, applicable law controls. The Association will not enforce any covenant or rule to the extent it is inconsistent with C.R.S. § 38-33.3-106.5 or other controlling law.

2. Applicability

This Policy applies to all Lots/Units and Owners/occupants within the Columbine Knolls South II community to the extent the Association has enforcement authority under the governing documents and applicable law.

3. Definitions

Association. Columbine Knolls South II Homeowners Association, a Colorado nonprofit corporation.

Lot. A Lot within the community, as defined in the Declaration and applicable plats.

Primary Dwelling. The main residential structure on a Lot (excluding sheds, detached garages, fences, pergolas, or other auxiliary structures).

Flag. A fabric or similar display intended to be flown or hung as a flag, including but not limited to patriotic, state, military, sports, or other noncommercial flags. (Commercial flags are addressed separately.)

Flagpole / Staff. Any pole, staff, bracket-mounted pole, or freestanding pole used to display a flag.

Sign. Any device, placard, poster, banner, or other display that is visible from outside the residence and intended to convey a message.

Commercial Message. A message that advertises, promotes, or markets a business, product, service, trade, or profession.

Noncommercial. Not bearing a commercial message.

Front Setback Area. For purposes of this Policy, the area within ten (10) feet of the right of way (public roadway) and that of the Primary Dwelling. Corner lots may have more than one right of way.

4. General Standards for All Displays

- Location. All signs and flags must be located entirely within the boundaries of the Owner's Lot/Unit and may not be placed in or on any common area, common element, right of way, trail, open space, or other Association-maintained property.
- No nuisance or safety hazard. Displays must not create a safety hazard (including blocking sightlines for vehicles), damage property, or unreasonably interfere with neighbors' quiet enjoyment.
- Condition and maintenance. Displays must be kept in good condition and repaired or replaced promptly if torn, tattered, faded, broken, leaning, or otherwise deteriorated.
- No illumination without approval. External lighting or illumination of a sign or flag is prohibited unless the Owner receives prior written approval from the Association/Architectural Control Committee ("ACC").
- Content-neutral administration. The Association will administer this Policy in a content-neutral manner as required by C.R.S. § 38-33.3-106.5. The Association will not approve, deny, or enforce based on a sign's or flag's viewpoint, message, or subject matter, except that commercial messages or offensive messages which may be prohibited as provided in this Policy and applicable law.

5. Flag Rules

5.1 Number and Size

- Maximum one (1) flag per Lot may be displayed at any time.
- Flags may not exceed three feet by five feet (3' x 5') in size.

5.2 Staff / Flagpole Display Standards

This subsection applies to flags displayed using an exterior staff or flagpole. It is intended to regulate only objective installation and placement factors.

- A flag must be displayed from a standard ≤6' staff projecting from a bracket mounted to the front or rear of the Primary Dwelling. Brackets must be set at approximately 45° or 90° and securely fastened to the Primary Dwelling in a workmanlike manner.

Prohibited locations (content-neutral):

- Flags and flagpoles may not be attached to or displayed from fences, trees, mailboxes, utility poles, vehicles, or any auxiliary/detached structure (including sheds, detached garages, pergolas, or similar structures).
- No flag may be placed in or on any common area, common element, public right-of-way, or Association property.
- No flags may be attached without a standard ≤6' staff and bracket system.



5.3 Flagpole and Staff Standards

- Bracket-mounted staffs may be installed without prior ACC approval only if they comply with this Policy. The staff may not exceed six (6) feet in length and may not extend into rights-of-way, setbacks, or above the roof line of the Primary Dwelling.
- Freestanding (ground-mounted) flagpoles are strongly discouraged. If an Owner seeks to install a freestanding flagpole, the Owner must obtain prior written ACC approval and submit a site plan showing the proposed location, height, and construction details. If approved, a freestanding flagpole: (i) must be located in the rear yard behind the front plane of the Primary Dwelling; (ii) may not exceed fifteen (15) feet in height; and (iii) must be installed in accordance with applicable building codes and manufacturer specifications.

5.4 Commercial Flags

Flags bearing a commercial message (including trade, marketing, contractor advertising, or business promotion) are prohibited. See C.R.S. § 38-33.3-106.5(1)(a).

6. Sign Rules

6.1 Number and General Requirements

- Maximum one (1) sign per Lot may be displayed at any time. This includes yard signs, posters, placards, and other displays visible from outside the residence.
- Signs must be located entirely on the Owner's Lot and may not be placed in or on any common area, common element, or public right-of-way.
- No external electrification, illumination, or backlighting of signs permitted.

6.2 Noncommercial Signs

Noncommercial signs are permitted at any time, subject to the reasonable, content-neutral limits below. C.R.S. § 38-33.3-106.5(1)(c).

- Maximum size: A sign may not exceed twelve inches by eighteen inches (12" × 18") (1.5 square feet).
- Yard signs must be freestanding and ground-mounted. Yard signs may not be attached to any structure, fence, tree, or vehicle.
- Yard signs must be placed in the front yard, outside the Front Setback Area, and must remain fully on the Owner's Lot (not in sidewalk areas or rights-of-way).

6.3 Commercial Signs

Signs bearing a commercial message are prohibited, except for the limited categories below. C.R.S. § 38-33.3-106.5(1)(c).

6.3.1 Real Estate Listing Signs

- One professionally-lettered "For Sale," or similar real estate listing sign (including agent contact information) may be displayed only while the home is actively listed for sale.
- Maximum size: six (6) square feet.



- Placement: The sign must be freestanding on the Owner's Lot. The sign may be placed within the Front Setback Area if necessary for visibility, provided it remains on the Owner's Lot and not in any right-of-way.
- Removal: Listing signs must be removed immediately upon closing (sale) or upon execution of a lease (rental).

6.3.2 Contractor / Maintenance Signs

- One contractor/service sign related to work being performed at the property (e.g., roofing, painting, landscaping, remodeling) may be displayed only while work is in progress and for up to seven (7) days after completion.
- Maximum size: two (2) square feet.
- Placement: The sign must be freestanding and located in the front yard outside the Front Setback Area, unless the ACC grants written approval for an alternative placement based on objective site constraints.

7. Enforcement

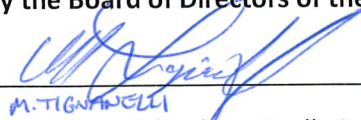
- Notice and opportunity to be heard. Violations will be enforced in accordance with the Association's covenant and rule enforcement policy, including notice and an opportunity for a hearing prior to the imposition of any fine, as required by C.R.S. § 38-33.3-209.5.
- Self-help removal from common area. Any sign or flag placed in a common area/common element or public right-of-way may be removed by the Association without prior notice.
- Remedies. In addition to (or instead of) fines, the Association may seek injunctive relief or other remedies permitted by the governing documents and applicable law. Attorney fees and costs may be awarded to the prevailing party in an enforcement action as provided by C.R.S. § 38-33.3-123, subject to statutory limitations.

8. Severability and Amendments

If any provision of this Policy is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect. The Board may amend this Policy from time to time in accordance with the Association's governing documents and applicable law.

Adopted by the Board of Directors of the Columbine Knolls South II Homeowners Association.

By:


 M. TIGNARELLI

Title:

President, Columbine Knolls South II Homeowners Association