

**POLICY OF THE
CENTERRA RESIDENTIAL COMMUNITY ASSOCIATION, INC.
REGARDING POLICY AND PROCEDURE FOR
SIGNS AND POLITICAL SIGNS**

SUBJECT: Adoption of a policy and procedure regarding the 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. Colorado law prohibits the enforcement of any covenant or rule which bans the displaying 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 signs and political signs consistent with Colorado law.

AUTHORITY: The Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Centerra Residential Community (the "Declaration"), the Association's Bylaws, the Association's Articles of Incorporation, and Colorado law.

**EFFECTIVE
DATE:** May 03, 2020

RESOLUTION: The Board of Directors on behalf of the Association hereby adopts the following policy and procedure in order to comply 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 signs and political signs with the following guidelines:

1. Definitions.
 - A. Election – Any vote conducted by a governmental entity for the selection of offices, positions, initiatives, referendums or other issues by a ballot.
 - B. 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.

2. Political Signs.

- A. Political Signs may be displayed no earlier than 45 days before the day of an Election and no later than 7 days after the day of the Election.
- B. Political Signs must be displayed within the boundaries of the Lot or Unit.
- C. Political Signs cannot obstruct traffic or driveways, and may not be illuminated.
- D. 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) by forty-eight (48) inches in size.
- E. Other than as stated above, an Owner or occupant may not display Political Signs on any other part of the community, including any Association Common Areas.

3. For Sale/For Rent Signs and Security/Alarm System Signs.

- A. Two professionally lettered “For Sale” or “For Rent” signs not to exceed six square feet may be displayed on a Lot or Unit as provided in Section 7.15 of the Declaration.
- B. Up to three professionally lettered security or alarm signs not exceeding six inches by six inches may be displayed on a Lot or Unit as provided in Section 7.15 of the Declaration.

4. Contractor Signs.

- A. The installation and display of contractor signs and advertising is not permitted on Lots or Units.

5. Student Signs.

- A. Sign supporting elementary through high school students who reside in the home are permitted on Lots and Units.
- B. Such signs may be no larger than thirty-six (36) by forty-eight (48) inches in size and may be displayed for the duration of event or activity the sign is supporting but may not be displayed for longer than 90 consecutive days.

6. Sports Signs, Seasonal Yard Signs, Banners, Flags, and Other Signs.
 - A. The display of American Flags and Service Flags are governed by a separate policy and may be installed and displayed pursuant to the policies and procedures set forth in that policy.
 - B. All sports signs, seasonal yard signs, banners, flags, and other signs may not be installed or displayed without the prior written approval of the Association's Architectural Review Committee.

7. Definitions. Unless otherwise defined in this policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

8. 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 Project.

9. 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.

10. Amendment. This policy may be amended from time to time by the Board.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Association certifies that 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 April 02, 2020 and in witness thereof, the undersigned has subscribed his/her name.

**CENTERRA RESIDENTIAL
COMMUNITY ASSOCIATION, INC.,**
a Colorado nonprofit corporation

By: _____
Its: President