

Stagecoach Trail Homeowners Association

Flag, Sign, Banner & Exterior Posting Policy

Pursuant to C.R.S. §38-33.3-209.5(1)(b)(IV)

BE IT RESOLVED, the Stagecoach Trail Homeowners Association (“Association”) hereby adopts the following procedures to be followed for enforcing the use of outdoor Flags, Signs, Posts and Banners in the Association.

1. Scope:

To adopt a procedure and policy outlining procedures to be followed for Flags, Signs, Posts and Banners in the Association.

Flags/Banners/Signs are regulated in accordance with Colorado State Law, which allows an Association to stipulate and enforce the number of Flags/Banners/Signs allowed on any one lot or property, as well as stipulate their location and size.

- One Flag/Banner/Sign that is not commercial in nature may be posted on any one Lot in the Association.
 - Commercial Flags/Banners/Signs that are prohibited include professional sports teams, businesses, unapproved Real Estate signs, home-businesses, or any other commercially related businesses, including For and Non-Profit entities.
- One standard, unadulterated, regulation American Flag or Colorado State flag that is no more than 3' x 5' may be flown at any time.
- One additional political flag/sign/banner (besides either the regulation American or Colorado State flag) may be erected on an Owner's Lot. No political flag/banner/sign shall be larger than 24 inches high by 36 inches wide.
- No Banners/Signs/Exterior Postings visible from outside may be larger than 24 inches high by 36 inches wide. Real Estate signs may be exempt in accordance with the Covenants and Board approval.
- The owner may choose to post their one Flag/Banner/Sign in a window instead of on their Lot. If posted in a window, no more Flags/Banners/Signs are allowed to be posted that can be seen from the exterior, anywhere on the Lot.

2. Specifics:

Violations may be observed by anyone and reported via written correspondence through e-mail, digital format or mail service. The complaint must state specifically the violation observed, as well as a picture of the violation. For specificity, please see the Associations' Covenant Enforcement Policy.

If full details are not provided with a complaint, further action beyond additional observation may not be made. The Board will investigate the complaint further and will make additional observations if required.

3. Fines:

A courtesy notice shall be sent to the Owner giving them seven (7) days to remove the Flag/Banner/Sign that is in violation of this Policy.

If the violation is not resolved after 7 days, the Owner shall receive a follow up notice of violation and fine of \$50.00 per day until the violation is resolved.

If after 30 days the violation is not resolved, the Board may choose to resolve by increasing fines to \$100.00 per day, as well as have the Flag/Banner/Sign removed from the premises. The Board may utilize the services of a private contractor and local law enforcement agencies. The Owner shall be charged for the cost of removing the violation.

If a complaint is found to be in violation of a municipal code, the complaint will be forwarded to the appropriate authorities.

Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants.

Non-payment of fines will fall under the Dues Collection Policy.

Voting rights will be suspended for any Owner who is or has been in violation of the Master Declaration of Covenants, Conditions and Restrictions ("Declaration") in the previous thirty (30) days.

Definitions: Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

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 Project.

Deviations: The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

Amendment: The Board of Directors may amend this procedure from time to time.

President's Certification: The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

Stagecoach Trail Homeowners Association



President

Effective Date: _____

September 11, 2021