**FLAGPOLE, FLAG & SIGNS POLICY**

**Flagpoles.**

Flagpoles may be ground**-**mounted or wall-mounted. If ground-mounted must be mounted to the ground on property wholly owned by the property owner, not on a deck, patio or retaining wall. Wall-mounted flagpoles must be mounted on property wholly owned by home-owner. Each property is limited to two flagpoles whether in ground or wall mounted.

**HOA approval is required for all flagpoles based on the following criteria:**

* Must be a minimum of 5 ft from all property lines.
* Must be residential, not commercial grade, in silver, bronze, white, brown or black.
* Ground-mounted flagpoles may not exceed the roofline of the house, wall-mounted flagpoles may not exceed 6 ft in length.
* May not be illuminated with the below exception for the American flag.

**Signs, Flags & Advertising.**

In accordance with Colorado law, the HOA does not prohibit or regulate the display of flags, yard or window signs, or content with the following restrictions:

**Location:** Signs may only be displayed on property wholly owned by the homeowner. Posting of signs on trees or poles is not permitted,

**Quantity**: No more than one sign may be displayed on any privately owned property, except during the period commencing 45 days before any state or local election and ending 7 days after any federal, state or local election (election period), up to 5 signs may be displayed.

**Dimension:** Yard and window signs cannot be larger than 18” by 24”. Flags may not be larger than 3’ by 5’. During the election period only, signs may be increased up to 36” by 48”.

**Illumination**: Signs shall not be illuminated. Flags may not be illuminated with the exception of the American Flag.

**Professional Design**: Flags and signs must be professionally designed and lettered and must be maintained in a neat manner. They may not be handwritten or constructed of wood or metal, except to the extent needed to provide support for the sign.

**Commercial & Public Message**s: All signs or flags bearing commercial messages are prohibited with only the below exceptions. All exempt signs and flags must be professionally designed and lettered and maintained in a neat manner:

* One For Sale or Rent sign is allowed on the property for only the duration of the sale or rental period;
* One professional service sign is allowed on the property only during the term of the professional service (i.e. installation of a new roof or construction);
* Signs providing a public warning (i.e. Beware of Dog, No Dogs Allowed, No Solicitation, Keep off the Grass);
* Signs informing the community of community events are only allowed during the duration of the event (i.e. Garage Sale);
* Holiday signs & flags are allowed only 45 days before and 7 days after the holiday.

All other Commercial or Public Messages must be approved by the HOA Board.