

WEST FORK VILLAGE

POLICY REGARDING FLAGS AND SIGNAGE

1. Introduction.

The Board of Directors (“Board”) of **West Fork Village**, a Colorado limited liability corporation (“Association”), acting pursuant to the powers set forth in the Association’s Bylaws, Articles of Incorporation, Declarations of Covenants, Restrictions for West Fork Village (“Declarations”) (such documents being collectively referred to as the “Association Documents”), and in compliance with Colorado Revised Statutes § 38-33.3-106.5(1)(a) and (c), has enacted the following Policy effective as of the date set forth below. Unless the context otherwise indicates, capitalized words and terms shall have the meanings set forth in the Association Documents. This Policy supersedes any previously adapted Policy on the same subject matter.

2. Background and Purpose.

Colorado House Bill 21-1310, signed into law July 2, 2021, amended Colorado Revised Statutes § 38-33.3-106.5 to provide that a homeowners association may not prohibit the display of any flag or sign on a unit owner’s property, in a window, or on a balcony adjoining the unit owner’s unit based upon subject matter, message or content, except that an association may prohibit flags and signs bearing commercial messages. However, an association may establish reasonable, content-neutral flag and sign regulations based upon the number, placement, or size of the flag or sign or based upon other objective factors.

The Policy is intended to establish reasonable, content-neutral flag and sign regulations based upon number, placement and size of the flag or sign and is intended to supersede any previously adapted Policy on the same subject matter as well as any provision the Declaration to the contrary as required by Colorado law.

3. Flag and Sign Policy.

Notwithstanding any provision to the Declaration, Bylaws or rules and regulations of the Association to the contrary, the Association shall not prohibit the display of any flag or sign by any Association member, or an Association’s member’s occupant or tenant, on property within the boundaries of their Lot or their home, or in a window of their home, or on a balcony adjoining their home, based upon the content of the flag or sign, except that:

- A. The Association may prohibit the display of flags or signs that contain commercial messages.
- B. The Association may regulate the size and number of flags, signs and political signs as set forth below.

The Association shall permit one (1) flag, not to exceed three (3) feet by five (5) feet, and no more than one (1) sign which may not exceed three (3) feet by four (4) feet.

Flags and signs must be professionally constructed, not handmade. Flags and signs are prohibited on the Common Area except as approved by the Association.

The Size and location of any flags, signs and flagpoles must be approved by the Association prior to installation.

4. Amendment.

This Policy may be amended from time to time by the Board

5. Effective Date.

This Policy has an effective date of October 28, 2021.

CERTIFICATION

The undersigned, being the duly elected and acting President or Secretary of *West Fork Village*, a Colorado limited liability corporation (“Association”) certifies that the foregoing Policy was approved by the vote of a majority of the Association’s Directors at a meeting of the Association’s Board of Directors held on October 28, 2021.

West Fork Village, a
Colorado limited liability corporation

By: Matthew J. Sheumon

President West Fork Owners Association