

**The Seasons at Tiara Rado Owners Association**  
**Sign, Banner and Flag Policy**  
**Policy 12**

With the passage of Colorado Revised Statute 38-33.3-106.5, regarding patriotic, political or religious expression with the use of flags and signs, the Board of Directors intends to clarify use of flags and signs on homeowners' property and on common area. According to the statute, the HOA is able to regulate the number, location and size of flags and flagpoles and regulate the number, placement or size of the signs. The Board of Directors directs the following rules be followed in order to maintain an orderly appearance in the neighborhood.

**Be It Resolved**, The Seasons at Tiara Rado Master Homeowners Association, hereby adopts the following regulations to be followed for enforcing the use of flags, signs, and banners in the Seasons HOA.

A. Use:

(1) Use of flags and banners

- (a) Homeowners may display no more than one (1) flag, plus the American flag, on their Lot.
- (b) Maximum size of flag should be no more than 3'x5' or 15 sq. ft.
- (c) Flagpoles must be permanent in-ground mounts or attached to home or deck/balcony/patio. Top of flagpole can be no higher than eight feet (8') from ground.
- (d) Banner/feather flags can be no higher than six feet (6') or larger than 15 sq. ft. Feather flags can be temporary mounts.
- (e) Flying of the American flag must follow the U.S. flag code.

(2) Use of signs

- (a) Homeowners may display no more than one (1) sign on their Lot. The sign may be posted in ground or in a window.
- (b) Maximum size of sign should be no more than 24"x24" or 576 sq. ft.

(3) Signs on Common Areas

Homeowners may not place signs on HOA Common Areas. Only the Board of Directors may direct signs to be placed on Common Areas or on HOA common property or improvements. The exception is Real Estate Open House signs which may be placed on Common Area for up to six (6) hours during an Open House.

(4) See Section 2.07 of the Declaration of Covenants, Conditions, Restrictions and Easements for the Master Subdivision for other Rules & Regulations regarding commercial signage. The HOA is allowed to regulate commercial signage.

B. Violations

Violations may be reported by any community member and reported via written correspondence through email to the Board or mail delivery service. The complaint must state the violation and include a photograph of the violation.

C. Fines: The Board of Directors may impose fines for violations in accordance with the Associations Policy for Covenant Enforcements.

D. Definitions

Lot: For the purposes of this Flag/Sign Policy, if two Lots have been merged into one by the owner/s, the combined lots are counted as one Lot.

All other Definitions as defined in the Declaration remain the same.

E. Amendment & Deviation: The Board of Directors may amend this Policy from time to time and the Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

Certification: The undersigned, being the Secretary 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:

**The Seasons at Tiara Rado Master Homeowners Association**

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Secretary

Effective Date: \_\_\_\_\_