

Policy 16
Policy and Procedure for Real Estate, Contractor, and Miscellaneous Signage

The Board of Directors of Fairway Pines Estates Owners Association, Inc., a Colorado Nonprofit Corporation (the "**Association**"), hereby approves and adopts the following Resolution:

Resolved, that the following Policy of the Association related to the use of signs by real estate companies and contractors on behalf of property owners is hereby adopted and ratified:

Policy

The intent of this policy is to provide members, their real estate agents and contractors with guidance covering signs on lots in the Association.

Except for activities of the Declarant, no signs, advertisements, billboards or advertising structures of any kind or character may be erected or maintained upon any Residential or Cluster Lot or Cluster Lot Unit, except as described below. The Board, in cooperation with the Architectural Review Committee (ARC), will seek to work with the Declarant to select a pleasant appearing scheme for the Declarant's signage. Signage for commercial Lots shall be as permitted by the Board in cooperation with the ARC.

- a. **New Construction or Committee-Approved Construction.** Contractors or builders may erect a sign with the Lot # or address for use by their subcontractors during construction. A professionally printed sign with the Contractor's name, Architect or Designers name, and property owner's name is allowed with the proviso that only one sign per lot and, further only one sign on multiple, adjacent contiguous lots owned by the same member. This sign may be no larger than 3' by 5'.
- b. **Post Construction Renovation and Landscaping.** With the owner's permission, contractors or subcontractors may place a professionally designed 18" by 24" sign with a company logo and phone number on the property. Only one company may post a sign and that sign will only be in place while the work is underway. The sign will be removed at the completion of the work.
- c. **New Construction and Resale.** Traditional realtor signs of 18" x 24" are permitted for new construction and existing home resales. Only one sign per lot is permitted and must be on the lot itself. If a sign is posted on the golf course side of the lot, it shall not be on golf course property. Up to two (2) flyer boxes holding sales information on the home. The flyer boxes may be posted on the property set back lines, one in the front of the house and one facing the golf course. Signs shall be removed upon issue of a certificate of occupancy or closing of the sale, as applicable.
- d. **Open Houses.** Professionally designed Open House signs and directional markers may be erected two hours before the scheduled open house and must be removed immediately after the open house. No additional fanfare such as lights, balloons, or flags.
- e. **Member Owned Vacant Lots.** Undeveloped lots owned by members may install an identification marker (lot number). The marker shall use an approved bronze or gold and black lot identification sign as shown below. The sign shall be 6" x 12" and shall be mounted on either a wood post or a dark metal post. Directly under the lot identification sign, the owner may add an additional

6'x12" sign in the identical color scheme saying "Home Site Offered By" [Company, agents name and contact information]. The "Home Site" sign will be removed when the lot is sold, or the listing is terminated. The top of the lot number sign should be 6 inches below the top of the post and the Home Site Sign mounted 1 to 2 inches below the Lot number sign. The post should be securely implanted in the ground. The sign should be located on the Owner's property within 10 feet of the property line. A maximum of two signs are permitted per property, one on the street side and one on the golf course side. Additional ribbons or other markings are not permitted to be affixed to the lot signs.



f. **Garage Sale Signs.** Garage sale signs may be posted on the day of the garage sale and must be removed immediately after the sale (same day). Signs must be neatly printed and secured in a manner that does not impede traffic and will not be blown into the street or onto private property.

g. **Political Signs.** Political signs may be erected and removed in accordance with the Colorado Common Interest Ownership Act (CCIOA) guidelines.

The Colorado Common Interest Ownership Act (CCIOA) addresses this issue in Section 38-33.3-106.5, C.R.S., entitled "Prohibitions contrary to public policy – patriotic and political expression...". A political sign is defined in this statute as "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."

In summary, this law states that notwithstanding any provision in the declaration, bylaws, or rules and regulations of the association to the contrary, an association shall not prohibit the display of a political sign by the owner or occupant of a unit on property within the boundaries of the unit or in a window of the unit; however, the association may prohibit the display of political signs earlier than forty-five (45) days before the day of an election and later than seven (7) days after an election day.

Therefore, it is the policy of this Association to allow political signs as described above to be erected 45-days prior to the election and shall be removed not later than 7-days after the election day. Political signs may not be posted on Association property without the permission of the Board of Directors or on private property without the permission of the property owner. Further, political signs will not contain any profanity and will not exceed 432 square inches (example: 18"x 24" either portrait or landscape orientation).

h. **Seasonal Signs.** Seasonal signs may be posted 7-days prior to the start of seasonal occasion and must be removed not later than 7-days after the end of the season occasion.

i. **Lighted Signs.** No lighted signs will be permitted without the permission of the Association Board of Directors. This does not apply to seasonal decorations such as Snowmen or Santa Claus and his reindeer.

- j. **No signage will be affixed to any vegetation.**

The Association may remove any unauthorized signs from lots and Common Areas and take such other action as is necessary to have such signs removed or prevent their use. The Association may also remove signs authorized in paragraphs, a through h above if, in the opinion of the Board, they are not professional in design or not maintained. If there is any question about the acceptability of a sign, check with the Board before installing or erecting the sign. If the Board can identify the owner of an unacceptable sign, it will notify the owner prior to removal.

Amended [*April*] ?? 2024

Mike Jones
Secretary

Proposed