

**PINE CREEK VILLAGE ASSOCIATION, INC.  
SIGN, RELIGIOUS SYMBOL, AND FLAG RULES**

Adopted Date: Jan 25, 2022  
Effective Date: Jan 25, 2022

In compliance with the Colorado Common Interest Ownership Act ("CCIOA"), the Board of Directors of the Pine Creek Village Association, Inc. ("Association") has adopted uniform and systematic rules to address the display of signs, religious symbols, and flags within the community. These rules supersede and replace any existing policy and rules concerning these items adopted prior to the Effective Date of these rules.

**Sign, Religious Symbol, and Flag Rules**

1. **State Law Limitations and Authority.** The Colorado legislature determined that prohibitions with respect to the display of certain signs, religious symbols, and flags on the basis of their subject matter, message, or content within the community are contrary to public policy. (See C.R.S. 38-33.3-106.5.) The legislature also determined that the Association may prohibit signs and flags bearing a commercial message, and may establish reasonable, content-neutral sign and flag regulations based upon the number, placement, size or other objective factors.
2. **Limitation on Existing Covenants.** Based upon the CCIOA prohibitions recited above, the Association will not enforce Section 10.4 of the Declaration except to the extent allowed by law and these rules.

The existing covenants and restrictions in the Declaration state as follows:

No sign of any kind shall be erected by an Owner or occupant without the prior written consent of the ARB or MC, as applicable, except:

- (a) such signs as may be required by legal proceedings;
- (b) not more than one professional security sign of such size deemed reasonable by the ARB in its sole discretion; and
- (c) political signs erected no earlier than 60 days prior to an election and removed within 10 days after an election.

Unless in compliance with this Section, no signs shall be posted or erected by any Owner or occupant within any portion of the Properties, including the Common Area, any Unit, any structure or dwelling located on the Common Area or any Unit (if such sign would be visible from the exterior of such structure or dwelling as determined in the ARB's sole discretion) or within any Private Amenity.

The ARB reserves the right to restrict the number, size, color, lettering, design and placement of all signs.

3. **Sign and Symbol Rules.** An owner or occupant of a residence may display signs in accordance with the following:
  - A. All signs must be placed within the boundaries of the Unit.

- B. Any sign located on the common area may be removed and disposed of without notice.
- C. All signs and symbols must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded.
- D. Non-Commercial Sign Rules:
  - (i) Signs may be no larger than 18" by 24" in size.
  - (ii) A maximum of one non-commercial sign is permitted to be displayed within the Owner's property at a time.
  - (iii) A sign may be displayed within a window inside the residence facing the front of the residence and in the front yard. Front yard signs must be located behind the street sidewalk, if any, and within the closest 1/3 of the property to the front entry of the residence measured from the property boundary.
  - (iv) Yard signs, in the property of the Owner, may not be permanently affixed to the property fencing, if any.
- E. Commercial Sign Rules:
  - (i) For Sale/For Rent/Open House Signs
    - (a) One professionally-lettered For Sale sign or one professionally-lettered For Rent sign may be displayed on the property offered for sale or for rent. A sign may not be more than five square feet. For Sale and For Rent signs must be removed not later than 10 days from the date of closing or from when the property is leased.
    - (b) One professionally-lettered Open House sign not to exceed five square feet may be displayed on the property on the day of the open house and must be removed at the end of the day.
  - (ii) Security Signs
    - (a) One professionally-lettered security sign not to exceed two square feet in size may be displayed on the property, and a reasonable number of professional security decals not larger than eight inches by eight inches may be displayed within windows in a residence.
  - (iii) With the exception of the permitted commercial signs noted above, all other trade, marketing, or commercial signs, including but not limited to, landscaping, painting, remodeling, business advertising, or in any way pertaining to the exchange or buying and selling of commodities and/or intending to make a profit are prohibited.

F. Rules on Religious Items or Symbols

(i) A "religious item or symbol" means an item or symbol displayed because of a sincerely held religious belief. A religious item or symbol may not contain graphics, language, or any display that is obscene or otherwise illegal.

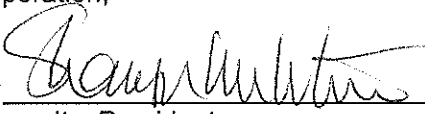
(ii) A religious item or symbol may be displayed on an entry door or entry door frame of a residence, individually or in combination with other religious items or symbols, as long as they do not cover an area greater than 36 square inches.

4. Flag Rules. An owner or occupant of a residence may display flags in accordance with the following:

- A. All flags must be placed within the boundaries of the Unit or within any balcony, deck, or patio adjoining the Unit.
- B. Any flag located on the common area may be removed and disposed of without notice.
- C. All flags and flag poles or staffs must be maintained in good condition and must be replaced as necessary to prevent wear and tear.
- D. Non-Commercial Flag Rules:
- (i) Flags shall be no larger than 3'x 5'.
- (ii) A maximum of two non-commercial flags are permitted to be displayed within the Owner's property at a time. Additional flags may not be installed without prior written approval of the Board.
- (iii) A flag may be displayed within a window inside the residence, from a balcony, patio or deck adjoining the residence, or from a staff projecting horizontally from a location on the front or back of the residence. The staff may not be longer than 8' in length. Freestanding flagpoles require prior written approval of the Association, but may not exceed 24 feet in height.
- (iv) Notwithstanding the above, permitted flags may not be illuminated without prior written approval of the Association. Any request for lighting must detail the type and location of lighting. Lighting shall not be installed so as to disturb other residences.
- E. Commercial Flag Rules:
- (i) Flags bearing a commercial message, including but not limited to, trade, marketing, landscaping, painting, remodeling, or business advertising, or in any way pertaining to the exchange or buying and selling of commodities and/or intending to make a profit are prohibited.

These Sign, Religious Symbol, and Flag Rules were adopted by the Board of Directors of the Association.

**Pine Creek Village Association, Inc.**, a Colorado nonprofit corporation,

By:  \_\_\_\_\_  
Its: President