

**POLICY OF
THE HAMLET AT CASTLE PINES NORTH HOMEOWNER'S ASSOCIATION, INC.
FOR DISPLAY OF FLAGS AND SIGNS IN THE COMMUNITY**

- SUBJECT:** Adoption of a policy governing display of flags and signs.
- PURPOSE:** To adopt a policy regulating display of flags and signs in the community.
- AUTHORITY:** The Declaration, Bylaws, Articles of Incorporation, and Colorado law.
- EFFECTIVE DATE:** 8 September, 2021
- RESOLUTION:** The Board of Directors on behalf of the Association hereby adopts the following policy, which supersedes and replaces any and all prior policies and rules on these matters:

A. Definitions.

- i. Sign – A display, such as a lettered board, for public view.
- ii. Flag—A piece of cloth or similar material, typically rectangular, oblong, or square, attachable by one edge to a pole or rope, with a distinctive design.
- iii. Commercial—pertaining to the exchange or buying and selling of commodities and/or intending to make a profit.

B. Size, Location and Number.

- i. Unless otherwise specified, Signs may not exceed 18 x 12 inches.
- ii. Flags may not exceed 3 x 5 feet.
- iii. No more than two total displays (i.e. Signs and/or Flags) may be contained on a Lot including in windows and on balconies, patios, or decks.
- iv. All Signs and Flags shall be professionally manufactured and lettered. No handwritten signs or flags shall be allowed.

- v. All Signs and Flags must be maintained in good condition, free from fading, fraying, and may not be torn or ripped.
- vi. Signs and Flags may only be displayed within the boundaries of an Owner's Lot.
- vii. Flags may be displayed on flagpoles that do not exceed 6 feet in length.
- viii. No Signs, Flags, or flagpoles may be placed in Common Areas without prior written approval from the Association.
- ix. No Signs or Flags bearing Commercial messages may be displayed in the community without prior written approval of the Association.

C. General.

- i. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- ii. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.
- iii. Deviations. The Board may deviate from the policy and procedure set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
- iv. Amendment. This Policy may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors on 3 September, 2021 and in witness thereof, the undersigned has subscribed his/her name.

**THE HAMLET AT CASTLE PINES NORTH
HOMEOWNER'S ASSOCIATION, INC., a
Colorado nonprofit corporation**

By: MW Foraker
Its: President