

**ANTELOPE PROPERTY OWNERS ASSOCIATION, INC.
SIGN, RELIGIOUS SYMBOL, AND FLAG RULES**

Adopted Date: November 15, 2022
Effective Date: November 16, 2022

In compliance with the Colorado Common Interest Ownership Act (“CCIOA”), the Board of Directors of the Antelope Property Owners 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 6.3 of the Declaration except to the extent allowed by law and these rules.

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

6.3 SIGNS

- (a) No sign, poster, billboard, advertising device, or display of any kind shall be erected or maintained anywhere on a Lot except: (1) such sign or signs as may be approved in writing by the Association; (2) signs used by a builder or developer to advertise a Lot during the construction and sales period; (3) signs identifying the Community on Lots fronting Arapahoe Road and Long Avenue; or (4) one professionally lettered “For Sale” or “For Rent” sign not to exceed three feet (3’) by two feet (2’) and one professionally lettered security or alarm system sign not exceeding one square foot may be displayed on a Lot.
 - (b) Signs intended to impact the outcome of an election must be displayed in accordance with the Association’s Rules, Regulations, Policies, and Procedures.
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 Lot.

- 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 36" by 24" in size.
 - (ii) A maximum of two non-commercial signs are permitted to be displayed within the Owner's property at a time.
 - (iii) A sign may be displayed within a window inside the residence and in the front yard.
- 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 exceed 3' by 2'. For Sale signs must be removed not later than the date of closing, and For Rent signs must be removed 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.
 - (c) Signs identifying the community on Lots fronting Arapahoe Road and Long Avenue
 - (ii) Security Signs
 - (a) One professionally-lettered security sign not to exceed one 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, or business advertising, are prohibited. Trade signs are permitted for work done on the Lot but shall be removed two weeks following the completion of the work. The Board

shall have the discretion to determine the point the two-week timeline commences.

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 Lot

B. Any flag located on the common area may be removed and disposed of without notice.

C. All flags, flag poles and flag 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 4'x 6'.

(ii) A maximum of two non-commercial flags are permitted to be displayed within the Owner's property at a time.

(iii) A flag may be displayed within a window inside the residence, from a balcony adjoining the residence, from a flag staff not longer than 8' projecting horizontally from a location on the front or back of the residence, or from a flagpole not exceeding 30' in height from a location in the front or back of the residence.

(iv) Lighting shall not be installed so as to disturb other residences. Any lighting installed for the purpose of illumination of flags shall be limited to 1,000 lumens.

E. Commercial Flag Rules:

(i) Flags bearing a commercial message, including but not limited to, trade, marketing, landscaping, painting, remodeling, or business advertising are prohibited.

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

Antelope Property Owners Association, Inc.
a Colorado nonprofit corporation,

By: *Janice Edwards*
Its: President