

COLORADO'S TIMBER RIDGE HOMEOWNERS ASSOCIATION

Improvement Review Committee

STATEMENT OF POLICY REGARDING SIGNS ON LOTS

Pursuant to Article VI. G. and Article IX. B. I .b of the Declaration of Protective Covenants, Conditions and Restrictions of Colorado's Timber Ridge Subdivision, the Timber Ridge Improvement Review Committee (IRC) hereby establishes and publishes the following Amended Policy regarding signs:

1. **FOR SALE - FOR LEASE SIGNS.** One "For Sale" sign or one "For Lease" sign will be allowed on any lot during the time it is being publicly offered for sale or lease. This sign shall not exceed eight hundred (800) square inches in size. No "For Sale" sign or "For Lease" sign shall be illuminated. An Application for Improvement will not be required for a "For Sale" sign or a "For Lease" sign that is eight hundred square inches or less in size. An approved Application for a Variance will be required for any "For Sale" or "For Lease" sign exceeding eight hundred square inches.
2. **BUILDING CONTRACTORS SIGNS.** One temporary building contractor's sign will be allowed on a lot during the time an improvement is under construction on that lot. This sign shall not exceed eight hundred (800) square inches and may not be illuminated. A building contractor's sign may only be erected after a Timber Ridge Application for Improvement has been approved for construction on that lot. This sign must be removed when the improvement is completed. If the improvement is a building, this sign must be removed when a Certificate of Occupancy is issued for that structure. An Application for Improvement will not be required for a temporary building contractor's sign that is sixteen square feet or less in size. An approved Application for a Variance will be required for any temporary building contractor's sign exceeding eight hundred square inches.

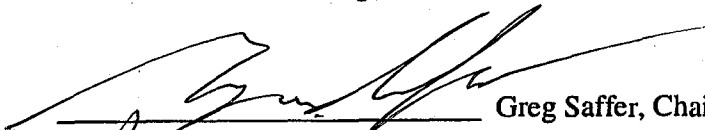
3. **HOUSE NUMBER SIGNS.** One residential identification sign displaying house numbers, as allowed in Article IX B. I . a. for fire protection purposes, which is less than one hundred twenty (120) square inches in size, may be displayed without the requirement of obtaining an approved Application for Improvement. An approved Application for Improvement will be required for a residential house number identification sign larger than one hundred twenty (120) square inches.

4. **FAMILY - RANCH NAME SIGNS.** An approved Application for Improvement will be required before erecting a "Family Name or Ranch Name" sign described in Article IX B. I.a.

5. **POLITICAL SIGNS.** In compliance with the Colorado Common Interest Ownership Act, the Timber Ridge Board of Directors enacted a "Political Signs and Flag Policy" on January 1, 2006. This Policy may be found at **POLICIES AND PROCEDURES** in the Timber Ridge governing documents and it will govern the display of political signs.

The IRC reserves the right to amend this Policy as necessary to resolve any heretofore unseen issues which may arise in the future.

This Sign Policy, Amended, is **APPROVED** by the Timber Ridge Improvement Review Committee, effective August 1, 2020



Greg Saffer, Chair



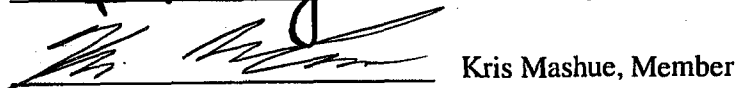
Barbara Dickson, Member



Vicki Liszewski, Member



Brian Riley, Member



Kris Mashue, Member