

COLORADO'S TIMBER RIDGE METRO DISTRICT(CTRMD)
POLICY REGARDING SIGNS AND FLAGS

Effective Date: August 4, 2026

In compliance with the Colorado Common Interest Ownership Act, the Board of Directors of the CTRMD desires to adopt a uniform and systematic policy to address the display of Signs and Flags.

The CTRMD hereby adopts the following policies and procedures for Signs and Flags

SIGNS

1. In order to comply with C.R.S. 38-33.3-106.5 and the Archuleta County Land Use Regulations, an owner may display political signs as follows:
 - A. All political signs must be placed within the boundaries of the Lot. Signs may be displayed 60 days prior to the election and must be removed no later than 7 days following the election.
 - B. Signs may not be greater than 6 square feet in area.
 - C. Only one sign per political office or contested ballot issue is permitted.
 - D. "Political sign" is defined 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.
2. Signs bearing commercial messages are prohibited.
3. Policy and Rules regarding other types of signs can be found in the "Improvement Review Committee's Statement of Policy Regarding Signs on Lots" document in support of Article IX B1 Signs Section of the CTRMD's Declaration.

FLAGS

1. Owners shall be permitted to display an American flag in accordance with the US Flag Code:
2. Flags shall be no larger than 3'x 5'.
3. Flags may be displayed from a staff projecting horizontally using angled brackets that are securely fastened from a window or a railing or exterior wall. Staffs shall be no larger than 5' in length.
4. Alternatively,- a flag may be displayed on a flagpole no taller than 15'. The Owner must submit for approval of the location of the flagpole prior to installation.
5. One Flagpole either horizontal or vertical will be allowed per lot.

6. Two flags will be allowed per lot.
7. The Owner shall replace or repair the flag/s and/or flagpole as necessary in order to prevent wear and tear.
8. An Owner may display a service flag bearing a star denoting the Owner's or his family member's active or reserve U.S. military service during a time of war or armed conflict. The flag may be displayed on the inside of a window or door of the unit. The flag may be no larger than 9" by 16".
9. Notwithstanding the above, flags may not be illuminated without prior written approval of the Board. Any request for lighting must detail the type and location of lighting. Lighting shall not be installed so as not to disturb other Lots.
10. Flags bearing commercial messages will be prohibited.

IN WITNESS WHEREOF, the undersigned certify that this POLICY REGARDING SIGNS AND FLAGS was adopted by resolution of the Board of Directors of CTRMD on this 4th day of August 2026.

COLORADO'S TIMBER RIDGE METRO DISTRICT

By: _____
Its: President

ATTEST:

By: _____