

**Amended and Restated  
Rules Regarding Patriotic and Political Expression  
Effective August 1, 2014**

The following Rules Regarding Patriotic and Political Expression were adopted by Resolution of the Board of Directors of Sellers Creek Ranch Owners Association, Inc. ("the Association") pursuant to Colorado law at a regular meeting of the Board.

**Recitals:**

A. Colorado Revised Statutes, Section 38-33.3-106.5 ("Statute") generally prohibits unreasonable restrictions on patriotic and political expression within a common interest community.

B. The Statute allows a unit owner to display:

1. the American flag on the owner's property, in a window of the unit, or on a balcony adjoining the unit provided the flag is displayed in a manner consistent with the federal flag code (4 U.S.C. sections 4 to 10) subject to the Association's reasonable rules regarding placement, manner of display, location, and size of flags and flag poles;
2. service flags denoting the service of the owner or occupant of the unit, or a member of the owner's or occupant's immediate family, in the active service of the United States during a time of war or armed conflict, subject to the Association's reasonable rules regarding size and manner of display;
3. political signs of the owner or occupant of unit within the boundaries of the unit, subject to the Association's reasonable rules regarding duration of display, number, and size of the political signs;

C. The Statute defines political sign to mean 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.

**RESOLVED:**

The following provisions shall apply to location and size of flag poles, the display of the American flag, the display of service flags, and the display of political signs (as that term is defined by the Statute.

1. Subject to the requirements of prior architectural approval in the Association's Declaration of Covenants, Conditions and Restrictions, an Owner may install a flag pole on the Owner's Lot within the community provided the height of the flag pole does not exceed 20 feet in height and the location of the flag pole is not encroaching on a set

back requirement or an easement. Further, the location of the flag pole shall be such that the flag will not encroach on the Common Elements, street, or an adjoining Lot when fully extended.

2. An Owner or occupant may display an American flag provided the flag is displayed in accordance with Section 1 of this rule and the federal flag code.

3. An Owner or occupant may display a service flag not to exceed nine inches x 16 inches to denote the owner, the occupant, or the resident's immediate family is in the active or reserve military service of the United States during a time of war or armed conflict.

4. An Owner or occupant may display one political sign, not to exceed thirty-six inches by forty-eight inches, for per political office and one political sign of the same dimensions for each ballot issue that is contested in a pending election. In addition, any Member of the Association who is a candidate for political office may request approval from the Association to install one political office sign that does not exceed 36 inches by 48 inches in the Common Tracts of the Association and that the installation and location of the sign has been approved in writing by the Association and provided that all political signs are not displayed earlier than 45 days before the election nor later than seven days after the election. Political signs of candidates who are not Members of the Association are prohibited from placing signs in the Common Tracts of the Association.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2014 by the Board of Directors of Sellers Creek Ranch Owners Association, Inc.

By \_\_\_\_\_

Its \_\_\_\_\_