

WINDJAMMER HOMEOWNERS ASSOCIATION
SIGNS, BANNERS, AND FLAGS POLICY AND PROCEDURES
30 January 2022

Authority: CRS 38-33.3-106.5, Prohibitions Contrary to Public Policy - Patriotic and Political Expression, paras 1.a thru 1.c
Colorado Springs City Code, Chapter 7, Article 4, Part 4, Section 7.4.409.E and F,
Temporary Signs Declaration, Article 111, Section 317, Signs
Adoption/Amendment of Rules and Policies Policy

Purpose: This Policy outlines the appropriate display of outdoor signs, banners, and flags. **Signs** are defined as any object containing a written or picture message displayed on a rigid surface displayed in or on any Lot, including windows, building exteriors, and yards. **Banners** are similar to signs with the exception that the written/picture message is printed on flexible material, such as fabric or plastic. **Flags** are a special type of banner that are typically displayed from a flagpole or other rigid structure. The Association does not regulate the content of messages that can be displayed unless the message is of a commercial nature. Signs, banners, and flags are restricted to the number, sizes, and locations provided in the Policy.

Policy: Signs, banners, and flags may be displayed in or on any Windjammer Lot or structure, subject to the following restrictions listed below.

- a. **Content.** Signs, banners, and flags may display any non-commercial message or symbol. Commercial content is prohibited unless provided for in this Policy.
- b. **Signs with Non-Commercial Content.** One (1) sign per Lot not to exceed six (6) square feet may be displayed on the Lot. One additional sign per Lot not to exceed six (6) square feet may be displayed in a street-facing window.
- c. **Signs with Commercial Content.** The following commercial content is permitted on signs displayed on a Lot:
 - i. **Real Estate Signs.** One sign per Lot, not to exceed six (6) square feet. Sign must be removed no later than fourteen (14) days after sale or lease.
 - ii. **Garage Sale Signs.** One sign, not to exceed six (6) square feet, displayed only during the duration of the sale plus one day before. The sign must only be displayed within the Lot where the sale occurs. The Board may authorize signage in the Common Area for an Association-wide garage sale.
 - iii. **Alarm/Security Notice Signs.** One sign per Lot, not to exceed 6 inches by 12 inches may be displayed in visible view from the frontage street.
- d. **Banners.** One banner per Lot not to exceed ten (10) square feet may be displayed. Banners must be affixed to a side of the house that faces the street and must not be of a commercial nature.

- e. **Flags.** Flags may be displayed in the front or back yard, on the exterior of the resident structure, in the window of the resident structure, or on an adjoining balcony. Flags with commercial content are prohibited. When displayed on the exterior of the resident structure, flags must be mounted on a flagpole affixed to the structure in a manner that assures the flag will not touch the ground. Flags displayed on an adjoining balcony may be mounted on a flagpole affixed to the balcony or may be affixed to the balcony itself.

When additional flags are flown alongside the United States flag, they must be no larger than the United States flag and are to be flown on the left of the United States flag, as viewed from an observer off the property. The flags of foreign nations must not be flown below the United States flag.

- f. **Flagpoles.** Flags displayed in the front or back yard, not affixed to the primary structure, must be mounted on a permanently installed flagpole not to exceed fifteen (15) feet in height. Location of the permanent flagpole must be approved by the Approving Authority. Approved flagpoles that predate the original publication of this policy document in 2006 are grandfathered. See Procedures below for the process to receive approval for new flagpoles.
- g. **Temporary Decorations.** Occupants are authorized to display seasonal and other special event decorations in moderation. Holiday decorations, such as Halloween displays and Christmas lighting, are examples of seasonal decoration. Special events include such events that do not occur annually, such as a special anniversary. Occupants are expected to remove these types of decorations within seven (7) days of the completion of the seasonal event or twenty-four (24) hours of the completion of the special event. Decorations not removed within the appropriate timeframe will be cited as unauthorized modifications to property and building. Determination of what constitutes "moderation" under this paragraph shall be in the sole discretion of the Approving Authority.
- h. **Name/Address Signs.** One sign (exclusive of mailbox and curb numbers) per Lot to identify the property address and may also include the name the Occupant. The sign must be maintained in good repair.
- i. **Relief.** Temporary variance may be available from the Approving Authority on a case-by case basis.

Procedure:

Flagpole Approval. Submit details of the pole placement to the Approving Authority by mail to the Association mailing address, or by email to the Association email address: aa@windjammercommunity.org. Details should include proposed location, height, material, and lighting specifications

IN WITNESS WHEREOF, the undersigned certifies that this Policy and Procedures was adopted by resolution of the Board of Directors of the Association on this 30th day of January 2022.

mail to the Association mailing address, or by email to the Association email address: aa@windjammercommunity.org. Details should include proposed location, height, material, and lighting specifications

IN WITNESS WHEREOF, the undersigned certifies that this Policy and Procedures was adopted by resolution of the Board of Directors of the Association on this 30th day of January 2022.

Windjammer Homeowners Association
A Colorado Non-profit Corporation

By:



Mark Hrdlichka, President