

# **Oakridge Village 2 Association Policy for Signs and Flags**

**Effective: August 31, 2026**

## **1. Introduction**

The Board of Directors (“Board”) of Oakridge Village II Association (“Association”) acting pursuant to the powers set forth in the Association’s Bylaws, Articles of Incorporation, the Oakridge Village II Declaration of Covalent, Conditions and Restrictions, as amended (“Declaration”) (such documents being collectively referred to as the “Association Documents”) and the Colorado Common Interest Ownership Act , as amended (“CCIOA”), has enacted the following policy which will be effective as of the date set forth above as it regards to signs and flags. This policy supersedes any previously adopted policy on the same subject matter.

Per Colorado Revised Statute (“C.R.S”) Section 38-33.3-106.5 the Oakridge Village 2 Home Owner Association (“HOA”) Board adopts the following policy for the display of signs and flags amending “Oakridge Village II Declaration of Covenants, Conditions and Restrictions” (“CCRs”), Article VIII “Use Restrictions” Section 4. Per C.R.S 38-33.3-106.5, homeowner associations in Colorado may only set content-neutral sign and flag restrictions that reasonably address size, number, placement/location and other reasonably “objective factors”.

Signs (inclusive of sign and banners) generally include all permanent and temporary signs and banners displayed on lawns, building exteriors and within windows.

Flags/flagpoles include both conventional flags/flagpoles, feather flags and pendants.

## **2. Purpose**

- 2.1. To extend Article VIII “Use Restrictions” for HOA Board-approved allowances and restrictions that align with CCIOA C.R.S. 38-33.3-106.5 on signs and flags.
- 2.2. To define use allowances and restrictions that facilitate HOA homeowners’ right to freedom of function and expression, mutual respect of homeowner property boundaries and maintain the quality of shared visual esthetics within the common interest community.
- 2.3. To set reasonable restrictions on sign/banner/flag placement, location, size, number and upkeep.
- 2.4. To align Oakridge Village 2 HOA’s sign and flag policy with local municipal rules, regulation and requirements set forth in City and County land use codes.
- 2.5. Establish Architectural Control Review processes for permanent installation of flagpoles and manage HOA homeowner requests and approval of deviations from the policy.

In addition to the HOA policy requirements contained herein, all signs, banners, flags and flagpoles shall comply with all rules, regulations, and requirements of the Fort Collins Sign Code (Article 5 of the City of Fort Collins Land Use Code).

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## 3. **Scope**

This policy covers all signs and banners (ornamental/messaging/functional) and flags and flagpoles within or along lot lines of Oakridge Village 2 HOA homes positioned in front, back and side yards of homes and within windows. It also covers the Common Area Landscape Spaces.

## 4. **Specifications**

### 4.1 **Prohibitions and Restrictions to HOA Common Area Landscape Spaces**

Placement of any sign/banner/flag within the HOA's common space areas is prohibited unless explicitly used for HOA community functions, declaration of HOA common area landscape property or feature, or by easement right of City and Utilities workers/contractors. Placement of such signs/banners/flag in HOA common space areas requires approval by the HOA Board or, by extension, approval by the Board's designated Common Area and Landscape Manager or committee.

Should any unauthorized sign/banner be located on HOA common area landscape property, HOA Board or its designated Common Area and Landscape Manager reserves the right to immediately remove the sign/banner/flags if the owner cannot be readily contacted. After removing an unauthorized sign/banner, the HOA Board must follow local laws and applicable ordinances to hold, identify and return personal property to its owner.

The HOA and its contractors are not responsible for any damage or loss to signs/banners/flags placed without permission within the HOA's common space area.

### 4.2 **Signs and Banners (generally referred to as "signs")**

Without consideration of content, signs are sub-divided into two groups:

- (1) functional
- (2) non-functional (including real estate and commercial)

The two categories have different allowances and restrictions. In this section, "sign(s)" refers to all forms of signs and banners.

For the purposes of this policy, there are specific items that are not subject to the policy unless stated otherwise:

- Signs/Flags that permanently display a homeowner's street address
- Temporary safety or hazard signs/flags for landscape, home or driveway work

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## 4.3 Functional Signs

Functional signs communicate a specific function within the homeowner's property. Examples include entrance/welcome, safety/caution, pet caution, home security, step hazard, private property, no-soliciting. Being distinguished from all other signs/banners, functional signs must follow the HOA's size, quantity and location restrictions.

**4.3.1 Size and Location:** Any one functional sign must be no larger than nominally one (1) square foot in area. Functional signs must be located within the homeowner's property line and appropriately located on or near home fences, access gates, windows or beside exterior entry doors per their intended function. Whenever possible functional signs must be setback by at least two (2) feet from the homeowner's property line. Functional signs may not be mounted on the exterior of garage doors unless given HOA architectural approval for the specific functional need(s) of the homeowner.

**4.3.2 Quantity/Total Area:** While there is no maximum quantity of functional signs, the total summed area of all signs must be nominally less than four (4) square feet. Any exemption for functional signs totaling greater than four (4) square feet in area requires HOA Architectural Review Request approval to validate the need and necessity of the exemption.

**4.3.3 Illumination:** Lighting of functional signs is allowed only for local identification of the sign/banner to highlight their function for safety purposes when dark. Illumination must be capped and deflected to prevent lighting or reflective glare off any surfaces and into neighboring homes or HOA common area landscape spaces.

## 4.4 Non-Functional Signs

The following restrictions to size, quantity and location apply to non-functional signs. Special restrictions are also defined for real estate and commercial signs.

**4.4.1 Commercial Signs and Billboards:** All signs/banners for commercial purposes including billboard and bulletin board structures are prohibited.

**4.4.2 Temporary Contractor Signs:** Third-party contractor commercial signs are only temporarily allowed when third-party contractor work is underway and may only be displayed by HOA homeowner permission. Such signs must be removed immediately whenever work is completed or suspended. Third-party contractor signs are included within the quantity, size and location restrictions listed herein. Compliance to HOA restrictions for such third-party signs is the explicit responsibility of the contracting HOA homeowner.

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**4.4.3 Property Real Estate Signs:** Property real estate (“for sale” or “for rent”) signs are permitted. Homeowners or representing relator/seller/renter shall not be permitted to display more than one (1) property real estate “for sale” or “for rent” sign whether displayed within a property’s window or landscape. Property Real Estate signs are subject to all size and location restrictions listed herein. Compliance to HOA restrictions for such property real estate signs is the explicit responsibility of the current HOA homeowner.

**4.4.4 Quantity:** Other than Property Real Estate signs, the maximum permitted sign quantity is two (2) (inclusive of temporary contractor and property real estate signs), with the provision that only one (1) sign is allowed in the homeowner’s street-facing front yard at any time.

**4.4.5 Size and Location:** Any individual sign must be no larger than eighteen by twenty-four inches (18”x24”) or nominally three (3) square feet in area. All yard displayed signs must be setback a minimum of two (2) feet within the homeowner’s property line and two (2) feet from sidewalks and common space landscape areas and must be no more than four (4) feet high. Any window displayed sign must be mounted in the interior of the homeowner’s window. Non-functional signs mounted on home exterior walls are prohibited and any exemption must be approved through the HOA’s Architectural Review Request process with a constraint that any such exempt sign must be no higher than six (6) feet high from the home’s local exterior ground elevation.

**4.4.6 Illumination:** Nighttime illumination of non-functional signs is prohibited.

**4.4.7 Election Period Quantity:** As protected by Colorado Law, homeowners are free to display non-commercial political election signs prior to any primary, general or special election voting date. Ninety (90) days prior to a voting/election date, the maximum permitted sign quantity increases to three (3) with the provision that only two (2) signs are allowed in the homeowner’s street-facing front yard at any time. Thirty (30) days after the voting/election day has passed, the sign limit shall return to the maximum permitted quantity of two (2). See “Quantity” above.

**4.5 Sign Maintenance.** All functional and non-functional signs/banners along with any their support structure must be maintained in good working order. Sign/banners that become torn, frayed, faded or weather-worn must be immediately replaced or removed.

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## 4.6 Flags/Flagpoles

Homeowners are allowed to display flags with either home exterior flagpole mounts or free-standing vertical flagpoles with the following restrictions.

**4.6.1 Utility Flags/Markers:** Utility locator flags and markers that are those used for landscaping/irrigation change, construction or maintenance needs are exempt from the Flag/Flagpole policy. As best practice, homeowners are strongly encouraged to remove such flags within thirty (30) days after they have served their landscape/irrigation change, construction or maintenance purpose.

**4.6.2 Quantity:** The maximum permitted flag quantity is two (2) at all times.

**4.6.3 Size:** Any one flag shall not be larger than four-by-six (4x6) feet or nominally no larger than twenty four (24) square feet in area. The total allowed area for any two (2) flags must be less than forty eight (48) square feet or as in accordance with municipal guidelines.

**4.6.4 Home Exterior Flagpole Mounting:** Flags with home exterior flagpole mounts (angle mounts) are allowed. The exterior flagpole mount must be setback a minimum of six (6) feet from the homeowner's property line with the flagpole mount positioned in such a way that any flagpole or flag does not extend over the homeowner's property line when the mounted flag is fully extended in any direction. The base attachment mounting point of home exterior flagpoles must be below the first-floor roof line elevation and the flagpole must be no longer than nominally six (6) feet long.

**4.6.5 Free Standing Flagpoles:** Free-standing flagpoles are not permitted in front yards but are allowed in backyards with the following restrictions. Free-standing flagpoles positioned in a backyard must be no more than nominally twenty (20) feet high as allowed for official national or military flags. Any free-standing flagpole base must be installed in accordance with local regulations and permits and set back a minimum of six (6) feet within the homeowner's property line. The flagpole must be positioned in such a way that any mounted flag does not extend over a homeowner's property line when fully extended in any direction.

*Note: Free standing flag poles are considered permanent landscape installations and may be subject to Architectural Review Request Process if observable from street or common space landscape areas.*

**4.6.6 Illumination:** Flags may be illuminated with downlighting. The downlighting source must be capped/blocked to prevent lateral lighting or reflective glare off any surfaces into

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neighboring homes or HOA common area landscape spaces. The illuminating light source must be constant; forms of flashing, periodic-cycling or pulsating illumination is prohibited. Installation and placement of illumination sources must follow all appropriate municipal codes and guidelines. Specific to the HOA's restrictions, the total illumination of displayed flag(s) must not exceed 800 lumens with a spectral temperature that is less than or equal to 3000 Kelvin.

## 4.7 Flag Maintenance

All flags and supporting structures must be maintained in good working order. Flags that become torn, frayed, faded or weather-worn must be immediately replaced or removed.

## 4.8 Exemptions and Limitations for Temporary Seasonal/Annual Holidays and Events

**4.8.1** Signs and flags associated with temporary seasonal/annual holiday displays including personal events (e.g. birthday or graduation) are exempt for quantity provided their placement follows general non-functional sign and flag size and placement guidelines and avoids obstruction of sidewalks and street traffic views. The HOA does not provide any definition of seasonal/annual holidays or personal events.

**4.8.2** Holidays and Events: The exempted temporary sign/banner/flag must be clearly associated with a specific date of the homeowner's holiday or personal event.

**4.8.3** Restrictions on Temporary Display Duration: Displays of signs and flags related to an HOA member's seasonal/annual holiday or personal event must be removed within fourteen (14) days of the holiday or personal event.

## 5. Compliance Notification and Correction to Sign/Flag Policy Use and Restrictions

**5.1** Non-compliance by an HOA homeowner with the Oakridge Village 2 HOA Sign and Flag Policy will be treated as other CCR non-compliance issue including homeowner notification, response and remedy time allowances, and non-compliance fines/fees if applicable.

**5.2** Homeowner and HOA Board disputes regarding non-compliance of the Sign/Flag Policy will be addressed through the HOA's dispute resolution method and means as outlined in the "Policy and Procedures for Dispute with Owners".

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## 6. Variances - Architectural Review Request Process for Review and Approval of Allowances and Deviations

The Board may from time-to-time vary from the requirements set forth in this Policy if the Board determines in its sole discretion that such variance is reasonable under the circumstances.

Homeowner inquiries for additional allowance, waiver or deviation from Policy specification must follow the Architecture Review Request process to communicate the specific issues concerning size, quantity, location/placement of signs and flags. This must be done in advance of any sign or flag placement as follows:

- (1) Obtain an Architectural Review Request Form from the HOA's website under "Documents".
- (2) Select "Other" and describe the sign or flag issue of interest. Fill in other details including any sketches or drawings of sign/flag placement within your property line.
- (3) Sign and submit the completed Architectural Review Request Form to the HOA Architectural Review Officer.
- (4) Communicate with the Architectural Review Officer if more context and details are warranted for approval.
- (5) Await and receive signed approval(s) before placing sign/flag.

**7. Amendment.** This policy may be amended from time to time by the Board.

### Certification

The undersigned, being the duly elected and acting President or Secretary of the Oakridge Village II, Inc., a Colorado non-profit corporation (the "Association") certifies that the foregoing Policy for Signs and Flags was approved by the vote of a majority of the Associations' Directors at a meeting of the Association's Board of Directors held on August 13<sup>th</sup>, 2026.



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Leonard J. Mahoney – President 2026

Revision History:

Revision 1 – August 31, 2026