

**POLICY OF  
SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM ASSOCIATION, INC.  
FOR DISPLAY OF FLAGS AND SIGNS IN THE COMMUNITY**

**SUBJECT:** Adoption of a policy governing display of flags and signs.

**PURPOSE:** To adopt a policy regulating display of flags and signs in the community.

**AUTHORITY:** The Declaration, Bylaws, Articles of Incorporation, and Colorado law.

**EFFECTIVE  
DATE:**

1/12/2022

**RESOLUTION:** The Board of Directors on behalf of the Association hereby adopts the following policy, which replaces and supersedes all prior policies and rules addressing these issues:

A. Definitions.

- i. Sign – A display, such as a lettered board, for public view.
- ii. Flag—A piece of cloth or similar material, typically rectangular, oblong, or square, attachable by one edge to a pole or rope, with a distinctive design.
- iii. Commercial—pertaining to the exchange or buying and selling of commodities and/or intending to make a profit.

B. Size, Location and Number.

- i. Signs may not exceed 5 square feet.
- ii. Flags may not exceed 3 x 5 feet.
- iii. Only one Sign and one Flag may be displayed on a Unit.
- iv. All Signs and Flags shall be professionally manufactured and lettered. No handwritten signs or flags shall be allowed.
- v. All Signs and Flags must be maintained in good condition, free from fading, fraying, and may not be torn or ripped.

- vi. Signs may only be displayed within the boundaries of an Owner's Unit and in the interior of the windows. Flags may also be displayed within the boundaries of balconies, patios, and decks.
- vii. Flags may be displayed on flagpoles as follows:
  - a. Flagpoles/holders may not be installed without the prior written approval from the Association.
  - b. Freestanding flagpoles may not exceed 6 feet and may only be installed within the horizontal and vertical planes of the balconies, patios, and decks.
  - c. Flagpoles may not be placed on or attached to Common Elements.
- viii. No Signs, Flags, or flagpoles may be placed on, or attached to, Common Elements, except as otherwise set forth in this Policy.
- ix. No Signs or Flags bearing Commercial messages may be displayed in the community except that one for sale or for rent Sign may be placed in the window of a Unit.
- x. Signs and Flags may not be used in place of or as window coverings

C. General.

- i. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- ii. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.
- iii. Deviations. The Board may deviate from the policy and procedure set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
- iv. Amendment. This Policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors on 1/12/2022 and in witness thereof, the undersigned has subscribed his/her name.

**SUNPOINTE AT LAKEWOOD ESTATES II  
CONDOMINIUM ASSOCIATION, INC.,** a  
Colorado nonprofit corporation

By:   
Its: President