

**THE KNOLLS AT PLUM CREEK CONDOMINIUM ASSOCIATION  
POLICY REGARDING FLAGS, SIGNS AND  
DISPLAY OF RELIGIOUS ITEMS AND SYMBOLS**

Adopted August, 2022

The following procedures have been adopted by The Knolls at Plum Creek Condominium Association Inc. ("Association") pursuant to C.R.S. 38-33.3-106.5, at a regular meeting of the Board of Directors.

Purpose: To establish a uniform and systematic procedure for display of flags, signs and religious items and symbols in the community.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following procedures and policies for the display of flags, signs and religious items and symbols:

**I. Flags**

- A. Display of Flags. Homeowners may display one (1) flag, not to exceed 18x24 inches in dimension, in a window of their unit.
- B. Permissible Regulations. The association may adopt reasonable, content-neutral rules to regulate the number, location, and size of flags and flagpoles but may not prohibit the installation of a flag or flagpole.
- C. Prohibited Regulations. The association shall not prohibit or regulate the display of flags on the basis of their subject matter, message, or content.
- D. Commercial Messages. Flags bearing commercial messages are strictly prohibited.

**II. Signs**

- A. Display of Signs. An owner or occupant of a unit may display one (1) sign on the inside of the window of their unit, not to exceed 18x24 inches in dimension, except as provided below.
- B. Permissible Regulations. The association may establish reasonable, content-neutral sign regulations based on the number, placement, or size of the signs or on other objective factors.
- C. Prohibited Regulations. The association shall not prohibit or regulate the display of windows signs or yard signs on the basis of their subject matter, message or content.
- D. Commercial Messages. Signs bearing commercial messages are strictly prohibited.
- E. Number of Signs. No more than one sign may be displayed per unit.
- F. Location of Signs. One sign may be installed per unit.

**III. Religious Items and Symbols**

- A. Display of Religious Items and Symbols. Owners may display religious items or symbols on the entry door or entry door frame of their unit except as provided below.
- B. Certain Religious Items and Symbols Prohibited. The display or affixing of a religious item

or symbol is prohibited to the extent that it:

- i) Threatens public safety or health;
- ii) Hinders the opening or closing of an entry door;
- iii) Violates federal or state law or a municipal ordinance;
- iv) Contains graphics, language, or any display that is obscene or otherwise illegal; or
- v) Individually or in combination with other religious items or symbols, covers an area greater than thirty-six (36) square inches.

C. Temporary Removal of Religious Items/Symbols. If the association is performing maintenance, repair or replacement of an entry door or door frame that serves a homeowner's separate interest, the homeowner may be required to remove a religious item or symbol during the time the prior is being performed after the association has provided written notice to the owner regarding the temporary removal. After completion of the association's work, the unit owner may again display or affix the religious item or symbol.

#### IV. General

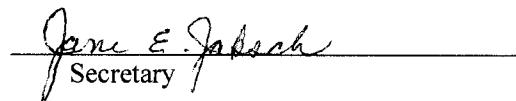
A. Severability. If a provision of this policy is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this policy.

B. Superseding Previous Policies. This policy shall replace and supersede any previous rules and regulations and/or policies of the Association addressing flags, signs and/or display of religious items and symbols. Section 6.9 of the Condominium Declaration of The Knolls at Plum Creek Condominiums, to the extent inconsistent with this policy, will not be enforced by the Association.

The Knolls at Plum Creek Condominium  
Assoc., Inc.

By:   
President

This Policy Regarding Flags, Signs and Display of Religious Items and Symbols was adopted by the Board of Directors on the 7th day of August, 2022, effective the 10th day of August, 2022, and is attested to by the Secretary of The Knolls at Plum Creek Condominium Assoc., Inc.

  
Jane E. Jabsch  
Secretary