

**RESOLUTION  
ADOPTING AMENDMENT TO RULES AND REGULATIONS  
REGARDING SIGNS AND FLAGS**

**WHEREAS**, the **VILLAS METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (“District”) was organized to provide various services, including design review and covenant enforcement services, in and around the Villas development, in Douglas County, Colorado (the “Development”); and

**WHEREAS**, pursuant to Section \_\_\_\_ of the Declaration of Covenants, Conditions and Restrictions for Villas Metropolitan District recorded in the office of the Clerk and Recorder of Douglas County, Colorado, the District has authority to adopt and amend Rules and Regulations for Villas Metropolitan District and to determine architectural review, design guidelines and maintenance responsibilities for Lots within the Villas community; and

**WHEREAS**, the Board of Directors of the District (“Board”) desires to amend the District’s rules, regulations, policies and practices regarding SIGNS and FLAGS to bring the rules, regulations, policies and practices into conformance with state and federal laws and constitutions; and

**WHEREAS**, as a political subdivision charged with collecting and expending public funds for the benefit of the public, the District Board desires to amend its rules and regulations and to change its practices with respect to the display of SIGNS and FLAGS; and

**WHEREAS**, upon the effective date of this Resolution, the rules, regulations, policies and practices shall be as set forth herein.

**NOW, THEREFORE**, it being in the best interests of the District, the Owners, and all taxpayers in the District and in furtherance of the health, safety, welfare, and convenience of the Development, its inhabitants and taxpayers, the Board of Directors of the Villas Metropolitan District, Douglas County, hereby resolves as follows:

1. The Board approves and adopts this Resolution as an amendment to the rules, regulations, policies and practices of the District.
2. Section 3.23 of the Residential Improvement Guidelines and Site Restrictions shall be amended to delete the language struck through and to insert the language underlined below:

**3.23 Flags/Flagpoles**

Approval is required for any freestanding flagpole.

Approval is not required for flagpoles mounted to the front of the residence on the Lot. ~~provided that the flags displayed thereon (if other than an American Flag) are temporary in nature and are only displayed on holidays or in celebration of specific events. They may not be placed earlier than thirty (30) days prior to the start of the particular~~

~~holiday/event or celebration and must be removed no later than thirty (30) days following the particular holiday/event or celebration. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence on the Lot. Flag size cannot exceed five (5) feet in length and three (3) feet in width. No more than three flags are permitted to be displayed at any one time, subject to the following:~~

~~Owners shall be permitted to display an American flag in accordance with the Federal Flag Code and as follows:-~~

- ~~A. The flag shall be no larger than three (3) feet by five (5) feet.~~
- ~~B. The flag may be displayed in a window or from a flagpole projecting horizontally from a location on the front of the residence on the Lot.~~
- ~~C. Flags and/or flagpoles shall be replaced as necessary in order to prevent wear and tear.~~
- ~~D. Flags may not be illuminated without prior written approval of the ARC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Lots.~~

~~An Owner or Occupant may display a service flag bearing a star denoting the Owner's or Occupant's or his family member's active or reserve U.S. military service during a time of war or armed conflict. The flag may be displayed on the inside of a window or door of the home on the Lot. The flag may not be larger than nine (9) inches by sixteen (16) inches.~~

3. Section 3.46 of the Residential Improvement Guidelines and Site Restrictions shall be amended to delete the language struck through and to insert the language underlined below:

### **3.46 Signs**

Approval is not required for ~~one (1) temporary sign advertising the Lot for sale or lease or one (1) open house sign, which shall be no larger than five (5) square feet and which are conservative in color and style; one (1) yard/garage sale signs which are no larger than 36" x 48"; and/or burglar alarm notification signs, ground staked or window mounted which are no larger than five (5) square feet. A maximum of four (4) signs are allowed.~~ Such signs may be installed in the front yard only.

~~Political signs (defined as signs that carry 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) may be displayed within the boundaries of an Owner's or Occupant's Lot without approval, subject to the following:

- A. ~~Political signs may not be displayed earlier than 45 days before the day of the election and must be removed no later than seven days after the election.~~
- B. ~~No more than one political sign per political office or ballot issue that is contested in the pending election may be displayed.~~
- C. ~~Political signs shall not exceed 36" x 48" in size.~~

~~Approval is required for all other signs. No lighted sign will be permitted unless utilized by the Declarant and/or a Builder.~~

4. On behalf of and in the name of the District, the President of the District shall execute this Resolution.

5. The District Secretary shall attest to the execution of this Resolution and cause this Resolution to be delivered to the District's records custodian and placed in the records of the District.

RESOLVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VILLAS METROPOLITAN DISTRICT

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary