

## **Political Sign Policy – Wissler Ranch HOA**

### **Resolution of the Wissler Ranch Homeowners Association Regarding Policies and Procedures for Political Signs**

**SUBJECT:** Adoption of a policy regulating the location, size and number of political signs and when and the length of time they may be displayed.

**PURPOSE:** To adopt a uniform standard for political signage consistent with the intent and provisions of the Declaration and Colorado law

**AUTHORITY:** The Declaration of Covenants, Conditions and Restrictions for Wissler Ranch ("Declaration"), Bylaws of Wissler Ranch Homeowners Association ("Bylaws,") Articles of Incorporations for Wissler Ranch Homeowners Association and Colorado law including the Colorado Common Interest Ownership Act (CCIOA).

**EFFECTIVE DATE:** September 12, 2020

**Rule:** The following Rule has been adopted by Wissler Ranch Homeowners Association (the "Association") pursuant to Colorado law at a regular meeting of the Board of Directors.

Colorado Common Interest Ownership Act [CCIOA] 38-33.3-1206.5, CRS states that notwithstanding any provisions in the Declarations, Bylaws or Rules and Regulations of the HOA to the contrary, an HOA shall not prohibit the display of a political sign by the owner or occupant of a dwelling/property within the boundaries of the HOA. However, the HOA may prohibit the display of a political sign earlier than 45 days before the day of an election and later than 7 days after an election day and regulate the number and size.

#### **DEFINITIONS:**

A political sign is defined in the CCIOA statute as, "a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, ..., or the passage of a ballot issue."

**PROVISIONS:**

No political sign of any kind may be posted in the Common Area including the entrances to Wissler Ranch HOA; in, on, or around the Mail Box Structure; bulletin board; ball field; the undeveloped areas; playground; parking lot; or along or between the walking path. All signs posted in violation of this rule will be promptly removed by the HOA. Any such signs will be placed flat on the ground behind the mail box structure where they may be reclaimed by the owner. Unclaimed signs will be disposed of after seven days.

El Paso County prohibits private signs in the road rights-of-way. Per County guidance, if you believe a sign is unlawfully placed within a right-of-way you can submit an online Customer Service Request to the Department of Public Works through the Citizen Connect process <https://publicworks.elpasoco.com/customer-service/> or call (719) 520-6460 and leave a detailed message.

The following rules apply to political signs posted on an individual homeowner's property:

1. No sign may be posted on individual private property within Wissler Ranch except by the owner or occupant of that property or with their prior express permission.
2. Signs must be professionally made or commercially produced not exceeding a size of 6 square feet and not exceeding 54 inches from the ground.
3. Signs may be displayed no more than 45 days before the day of an election or ballot issue and must be removed no later than 7 days after the day of the election.
4. Signs are limited to one sign per political office and/or ballot issue such as an initiative, referendum, mill levy or bond proposal contested in a nation-wide, Colorado state-wide, El Paso County, Tri-Lakes Monument Fire Protection District or School District 38 ballot.

**Supplement to Law** – The provisions of this Rule 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 Project.

**Deviations** - There will be no deviations to this Rule.

**Violations** – Posting a political sign that does not conform to this policy is a Covenant violation and subject to the Wissler Ranch HOA Policies and Procedures on Covenant and Rule Enforcement.

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**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 Wissler Ranch Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolutions was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on September 12, 2020 and in witness thereof, the undersigned has subscribed his/her name.

**WISSLER RANCH HOMEOWNERS ASSOCIATION**

A Colorado non-profit corporation,

By Steve Keefe President

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