

Signs, Flags and Flagpole Policy – Wissler Ranch HOA

Resolution of the Wissler Ranch Homeowners Association Regarding Policies and Procedures for Signs, Flags and Flagpoles

SUBJECT: Adoption of a policy regulating the location, size and number of signs, flags and flagpoles.

PURPOSE: To adopt a uniform standard for signs, flags and flagpoles 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 25, 2026

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 a sign, flag or flagpole by the owner or occupant of a dwelling/property within the boundaries of the HOA. However, the HOA may regulate their number, placement and size and implement other objective requirements.

DEFINITIONS:

1. Sign. A display such as a posted notice used to express a concept or opinion.
2. Flag. A piece of cloth, usually rectangular and attached to a pole at one edge displaying a message.

3. **Flagpole.** A pole on which a flag is raised.
4. **Commercial Sign.** Any sign intended to advertise, identify, or promote a business, product, service, property, or commercial activity.

PROVISIONS:

Article 4, Section 4.23 of the Declaration is no longer enforceable as a matter of public policy. Therefore, be it resolved as follows:

No sign, flag or flagpole of any kind may be posted in the Common Area including the entrances to Wissler Ranch HOA; in, on, or around the mailbox structure; bulletin board; ball field; the undeveloped areas; playground; parking lot; or along or between the walking path except official signs placed with the prior approval of the Board of Directors. Any sign, flag or flagpole posted in these areas in violation of this rule will be promptly removed by the HOA.

El Paso County prohibits private signs in the road rights-of-way. Per County guidance, if a member believes a sign, flag or flagpole is unlawfully placed within a right-of-way the member may 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 to have it removed.

The following rules apply to a sign, flag or flagpole posted on an individual homeowner's property:

1. No sign, flag or flagpole may be placed or displayed on any individual property within Wissler Ranch except by the owner or occupant of that property or with their express prior approval.
2. **Flagpoles.**
 - a. Each lot is limited to one flagpole.
 - b. No flagpole may be placed in the El Paso County road rights-of-way or the utility easement of a lot.
 - The setback is defined as no less than 25' from the edge of the pavement or 50' from the sides or back of a lot.
 - Wall-mounted flagpoles may be attached to the wooden post address markers installed by the developer.
 - c. Design Review Committee approval is required before a flagpole is

permanently erected on a lot.

- d. A flagpole must be commercially produced, aluminum or steel. The finish must be satin steel or powder-coated white, black, bronze, gray or dark green. Flagpoles may not be highly polished or reflective.
- e. A ground installed flagpole may not exceed 20 feet in height or 3 inches in diameter. The height limit includes any decorative finial.
- f. Decorative finials are restricted to a gold or white ball or gold or white eagle three inches in diameter.

3. Flags.

- a. Each lot is limited to three flags. All flags must be flown on a single flagpole.
- b. No flag may be placed in the El Paso County road rights-of-way or the utility easement of a lot.
- c. A flag must be commercially produced and made of fabric.
- d. An individual flag may not exceed four feet by six feet in size.
- e. Flags may not be reflective.
- f. Flag illumination, if desired; is limited to one narrow-beam flood light with sharp cut-off shielding or tightly focused pole-top downlight. The light beam must be tightly focused and not spill onto surrounding properties. The light must be low voltage or solar, not exceed 500 lumens or 7W and have a color temperature less than 3000 Kelvin.

4. Signs.

- a. Each lot is limited to two signs.
- b. The approval of the Design Review Committee is required before any sign of any type is placed within the limits of the subdivision. This is to ensure the size, number, placement, composition and elegance of each sign meets the standards set for Wissler Ranch.
- c. No sign may be placed in the El Paso County road rights-of-way or the utility easement of a lot.
- d. A sign must be commercially produced and made of fiberglass, corrugated plastic or powder-coated metal.

- e. An individual sign, other than realtor signs, may not exceed 18 inches by 24 inches by one-half inch.
- f. A sign may not be reflective and may not be illuminated.
- g. A sign must be placed on a commercially produced "H" stake not to exceed 15" high. The stake must be satin finished aluminum or steel painted black. Stakes may not be reflective.
- h. Realtor signs must comply with Attachment A, Realtor Sign Schematic. Each property for sale may have one matte white or black single-post, gatepost style sign with a main panel suspended from a cross-arm and no more than one rider panel in accordance with the dimensions and configuration as shown in Exhibit A. The sign shall be maintained in good repair and must be within the boundaries of the lot. Any deviation requires the prior express approval of the Design Review Committee.

5. General Requirements

- a. All signs and flags must be in good condition and repair.
- b. Signs and flags shall not be frayed, torn or faded.
- c. No commercial signs, other than one "for sale" or "for rent" sign (a "Realtor Sign") may be kept or maintained on the Lot.

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 - In accordance with Section 4.13 of the "Declaration of Covenants, Conditions, and Restrictions of Wissler Ranch these policies may also be subject to variances by the Design Review Committee.

Violations – Installing a flagpole without DRC approval or flying a flag or displaying a 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.

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 Resolution 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 19, 2026 and in witness thereof, the undersigned has

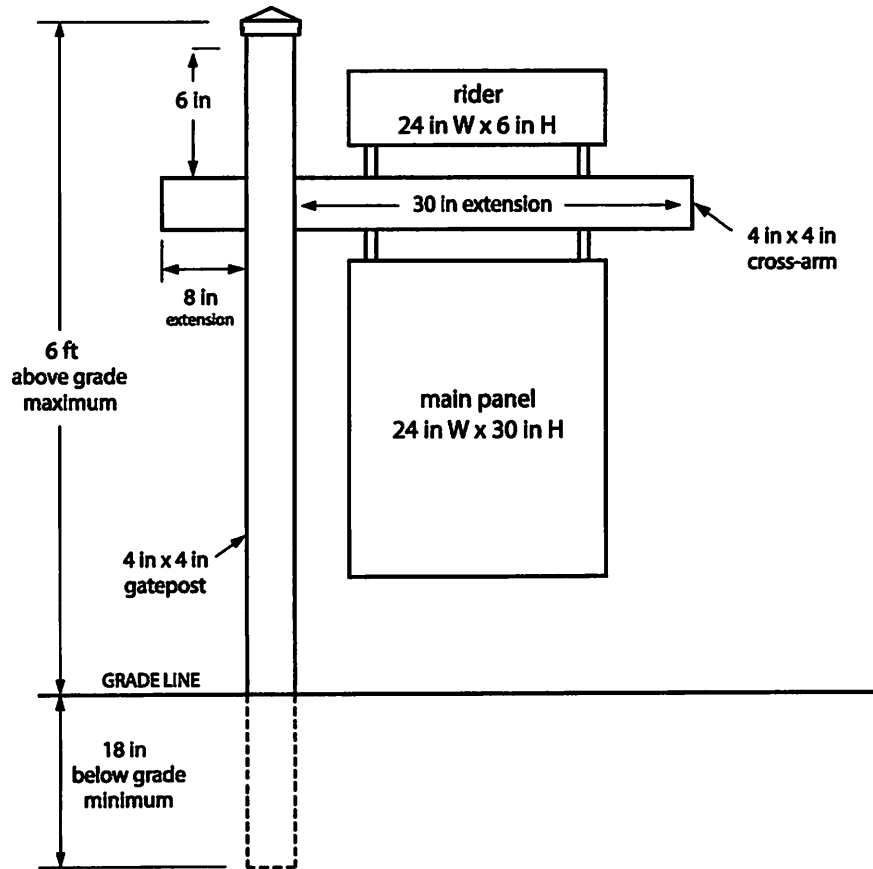
subscribed his/her name.

WISSLER RANCH HOMEOWNERS ASSOCIATION

By *Kathleen Mc Cormick* President

Attachment A

Realtor Sign Schematic



Note: Minor variations in dimensions are authorized except that the total above grade height may not exceed six (6) feet.