

HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.  
DISPLAY OF POLITICAL SIGNS, AND OTHER SIGNAGE POLICY

Effective Date: February 26, 2010

In compliance with Colorado Law regarding an Owner's or Occupant's right to display Political Signs, the Declaration of Protective Covenants for Highland Park, and El Paso County code regulations, the Board of Directors desires to adopt a uniform and systematic policy regarding size, location, and manner of display of political and other signage.

The Association hereby adopts the following policies and procedures regarding the display of Political Signs and other signs.

**1. Definitions:**

- a. Election - Any vote conducted by a governmental entity for the selection of offices, positions, initiatives, referendums, or other issues by ballot.
- b. Political Signs - A sign that carries 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.
- c. All definitions used in the Declaration of Covenants, Conditions, and Restrictions of Highland Park Association are adopted by this reference for purposes of this policy.

**2. Restrictions:**

- a. No sign, except for the following, may be displayed without prior written board approval:
  - (1) Political Signs.
  - (2) Real estate "For Sale", "Open House", and "For Rent" signs.
  - (3) Home-builder signs, during construction or remodeling, to include required safety and compliance signs.

NOTE: Signs listed herein shall be positioned as required by the governing documents, and other rules, regulations and restrictions as published by the board.
- b. An Owner or Occupant may display professionally-lettered Political Signs no earlier than 45 days prior to a scheduled election day and no later than ten days following the election to which the sign pertains.
- c. An Owner or Occupant may display one Political Sign per political office or ballot issue that is contested in the Election.
- d. Political Signs may be displayed in the window of a residence or within the boundaries of the Owner's or Occupant's lot.
- e. Only one Real Estate "For Sale" or "For Rent" sign may be posted on a property.
- f. Signs may only be displayed on an Owner's or Occupant's property and may not be posted at the entry to the subdivision, except that one Real Estate "Open House" sign may be posted on the Owner's property and one at each entrance to the subdivision, but no longer than one day prior to and the day of the open house date.
- g. No sign shall exceed six (6) square feet in size.
- h. Signs must be replaced if they become visibly worn.

i. Except for Association entrance signs and the Association Notice Board, signs may not be illuminated.

**3. Enforcement:** This policy may be enforced in accordance with the provisions of the Association's Covenant and Rule Enforcement Policy.

**4. Waivers:** 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.

**5. Amendment:** This Sign Policy may be amended from time to time by the Board of Directors.

IN WITNESS WHEREOF, the undersigned certify that the Sign Policy was adopted by resolution of the Board of Directors of the Association this 26th day of February, 2010

HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

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Douglas H. Barber - President

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Marge Shuger - Secretary