



Signage Policy

Introduction

Minimizing the number of signs in King's Deer is the general goal of this policy. It carefully balances the rights and needs of the King's Deer property owner ("Owner") with the restrictions of the covenants and the provisions of Colorado law to establish standards that apply to all King's Deer residential properties ("Lot").

Purpose and Intent

This policy establishes and clarifies standards for approved signage in the King's Deer Homeowners Association by size, quantity, location, and placement. It defines signs that may be installed without approval of the Association and describes those that must be approved in advance. It establishes maintenance requirements and clarifies liability for approved signage.

General

All signs in King's Deer must be professional and attractive so as not to detract from the quality of the development. They must be maintained in like-new condition.

No sign may be displayed unless it is specifically permitted by this policy, the Association Governing Documents, or it has been approved in writing by either the Board of Directors or the Architectural Control Committee.

The Owner bears all responsibility and liability for their sign(s), regardless of the approval for the sign from the Association.

All signs must be maintained in good condition and must be replaced as necessary when damaged, worn or faded.

Signs not complying with this policy are not permitted and the Association may direct their removal at the full expense of the Owner of the Lot upon which the sign is placed.

With the exception of the Declarant Rights pertaining to signage within the development as specified in the Association Covenants, no other signs other than those listed below may be posted on a property at any time without Association approval.

This stated signage policy shall automatically subordinate to any City, County, State and Federal rules and regulations regarding the posting of signage where and when this policy is in conflict with those rules and regulations. For example, in 2021, the Colorado legislature determined that prohibitions with respect to the display of certain signs on the basis of their subject matter, message, or content within the community are contrary to public policy. (See C.R.S. 38-33.3-106.5.) However, the legislature also determined that the Association may restrict signs bearing a commercial message, and may establish reasonable, content-neutral regulations based upon the number, placement, size or other objective factors.

El Paso County and the State of Colorado prohibit the placement of any form of signage at any time within the "ROW" ("Right Of Way" on either side of the road) of any County or State road, and any such signage may be removed at the Owner's expense.

This policy is effective beginning the date following approval and rescinds and replaces all previous policies and standards on signage adopted by the Board of Directors.

Signage Policy (continued)

Terms and Definitions

Builders Sign – A sign located on a Lot for the express purpose of advertising a newly-constructed home and/or the builder who built, or is building, the home.

“For Sale” Sign – A sign used for the sole and expressed purpose of advertising the sale of a Lot, with or without a residential structure or improvements, in the Project.

“For Rent” Sign – A sign used for the sole and expressed purpose of advertising the availability of a Lot with a completed, habitable residential structure on it, for rental.

Lot – Shall refer to any of the “Lots” shown on any recorded plat of the Property, together with all appurtenances thereto and improvements now or hereafter thereon and shall be interchangeable with the term “Lots.” The boundaries of the Lots shall be shown on any recorded plat of the Property, which shall be incorporated herein by this reference.

Model Home – New construction home that has not previously or currently being lived in and has been built by a builder with the express purpose of publicly displaying the home on a continual basis. The interior shall be furnished, and exterior landscaping completed. A model home must be open for public viewing on a walk-in basis during typically publicized hours during the week in which a customer service representative shall be present on site.

Owner – Any person, corporation, partnership, association, contractor, sellers or other legal entity or any combination thereof, including Declarant, who owns the record fee simple interest in one or more Lots. The term “Owner” shall include any grantee, transferee, heir, successor, personal representative, executor, administrator, devisee, and assign of any Owner but shall not refer to any Mortgagee.

Project –All of the Property, together with improvements and rights, and improvements located on the Property and all rights, easements and appurtenances belonging thereto, common areas, and shall include any real property subsequently annexed or added to the Project.

Property –All real property or Lots with or without improvements located in the Project.

ROW – Abbreviation for the term “Right Of Way”. A designated strip of land adjacent on either side of all roads local, County, State or Federal.

Approved Signage

With the exception of “For Sale” and “For Rent”, signs shall not be higher than five (5) feet above ground.

Addresses

To enhance emergency response to every King’s Deer residence, residence Owners should post the street address of their property at the driveway entrance to their property so that it is clearly displayed to vehicles approaching from both directions along the street.

I. COMMERCIAL SIGNAGE

For Sale and For Rent Signage

“For Sale” and “For Rent” signs are allowed provided they comply with the following provisions:

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1. A maximum of one “For Sale” or “For Rent” sign may be displayed on each street sharing a border with the Lot upon which the sign is placed.
2. No directional signs may be placed within the Project other than to highlight an “open house” event, and only on the day of the open house. All placed directional signage must prominently advertise the “Open House” event on its facing(s).
3. Owners of the Lot for sale or for rent shall be accountable for violations of these requirements, regardless of who erects the sign.
4. “For Sale” and “For Rent” signs shall not exceed 24”x36” or six (6) square feet on one face of the sign and shall not exceed eight (8) feet in height at any point.
5. “For Sale” signs and “For Rent” signs shall be removed within thirty (30) days of the sale or rental of the Property.
6. If one of the Lot boundaries is adjacent to public use property (i.e., golf course, athletic field, or pond), one additional sign, meeting the signage criteria of this section, may be erected facing the public use property where it can be viewed.

Builder Signage

Builder Signs are allowed providing they comply with the following provisions:

1. Must be custom-made, not exceed 24”x36” or six (6) square feet on one face of the sign, and not exceed five (5) feet in height at any point.
2. Approved in advance by the Association.
3. Located on the Lots to which their respective advertisements are directed.
4. Removed immediately upon sale of the Lot.
5. No signs directing traffic to a Model Home may be installed within King’s Deer unless the signs and their location are approved in writing by the Board of Directors, and the signs are immediately removed upon sale of the home.

Contractor Advertising Signage

A contractor performing a service at a Lot may display a temporary sign on the Property to advertise that business. Under no circumstance may the sign be larger than a typical “Builder” sign, and the sign shall not be displayed for more than thirty (30) days, unless otherwise approved in writing by the Association.

Electronic Pet Fence Signs / Security Signage

“Invisible Fence” signs and “Security Signs” (two of each per lot) will be allowed, providing they are not obtrusive and do not exceed one (1) square foot in size.

Garage or Yard Sale Signage

1. Garage/Yard sale signs shall only be permitted during the King’s Deer community-wide sponsored Garage/Yard sale date(s) announced by the HOA.

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2. Signs shall not exceed the physical specifications as stated in “For Sale and for Rent Signage” above and may only be posted during the publicly announced date(s).
3. No “directional signage” to individual garage sales shall be permitted.
4. The HOA may supply, professionally made, community-wide, general garage sale notice signage at the King’s Deer entrances advertising the event.

II. NON-COMMERCIAL SIGNAGE

Non-commercial signage is allowed providing it complies with the following:

1. A maximum of one non-commercial sign is permitted to be displayed within the Owner’s property at a time.
2. All signs must be placed within the boundaries of the Lot. Any sign located on the Common Area may be removed and disposed of without notice.
3. Signs may be no larger than four (4) square feet in area unless approved prior to their placement and then shall not exceed 24”x36” or six (6) square feet.
4. Signs shall not be higher than five (5) feet above ground.
5. If attached to the residential structure, the signs shall not be higher than the living space of the house on which it is mounted.

This policy was adopted by the King’s Deer Board of Directors on October 19, 2021

KING’S DEER HOMEOWNERS ASSOCIATION, INC.
a Colorado nonprofit corporation,

/ signed /

President, Board of Directors

/ signed /

Secretary, Board of Directors

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