

**FOREST PARK CONDOMINIUM ASSOCIATION, INC.
FLAG AND SIGN POLICY**

PURPOSE:

Pursuant to the authority granted by the By-Laws of the FOREST PARK CONDOMINIUM ASSOCIATION, INC. (the "Association") the Board of Directors hereby adopts this Flag and Sign Policy with the specific intent of compliance with C.R.S. Section 38-33.3-106.5 and to ensure protections for homeowners' freedom of expression consistent with the statute.

POLICY:

Notwithstanding any prior Policies of the Association, provisions of the Forest Park Condominium Declaration, or any other governing document of the Association, the Board of Directors adopts the following policies.

1. A Unit Owner or occupant of a Unit may display of a flag on a unit owner's property, in a window of the unit, or on a balcony adjoining the unit, regardless of the subject matter, message, or content depicted on the flag; except that commercial messages are prohibited.
 - a. Any such flag shall not exceed two feet by three feet in size.
 - b. No more than two flags may be displayed per Unit.
 - c. No flag pole may extend beyond a Unit or a balcony adjoining a Unit.
 - d. No flag pole may be attached to any Common Element.

2. A Unit Owner or occupant of a Unit may display of a sign on property within the boundaries of the Unit or in a window of the unit, regardless of the subject matter, message, or content depicted on the sign; except that signs bearing commercial messages are prohibited.
 - a. Any such sign shall not exceed two feet by three feet in size.
 - b. No more than two signs may be displayed per Unit.

3. A Unit Owner or occupant of a Unit may display a religious item or symbol on the entry door or entry door frame of a Unit; except for an item or symbol that:
 - a. Threatens public health or safety;
 - b. Hinders the opening or closing of an entry door;
 - c. Violates federal or state law or a municipal ordinance;
 - d. Contains graphics, language, or any display that is obscene or otherwise illegal;or
 - e. Individually or in combination with other religious items or symbols, covers an area greater than thirty-six square inches.

4. If the Association is performing maintenance, repair, or replacement of an entry door or door frame that serves a Unit Owner's separate interest, the Unit Owner may be required to remove a religious item or symbol during the time the work is being performed. After completion of the Association's work, the Unit Owner may again display or affix the religious item or symbol.

ADOPTION:

The undersigned hereby certifies that the foregoing Flag and Sign Policy was duly adopted by the Board of Directors of the Forest Park Condominium Association, Inc. on __December 10th_____, 2022.

Forest Park Condominium Association, Inc.,
A Colorado non-profit corporation,

By:___Andrew Valentine___ _____

Its:___FPE HOA President_____