

**RESOLUTION OF  
THE RIDGEWOOD HILLS MASTER ASSOCIATION  
ADOPTING POLICY AND PROCEDURE FOR  
POLITICAL SIGNS**

- SUBJECT:** Adoption of a policy and procedure regarding the size, number and time frame for displaying political signs.
- PURPOSE:** The Association is charged with operating and managing the community, which includes the regulation of improvements, such as signs, installed within the community. Colorado law prohibits the enforcement of any covenant or rule which bans the displaying of political signs. Therefore, the Board of Directors desires to adopt a policy that sets forth the size, number and time frame for display of political signs consistent with Colorado law.
- AUTHORITY:** The Declaration, Bylaws and Articles of Incorporation of the Association and Colorado law.
- EFFECTIVE DATE:** 8-1-08
- RESOLUTION:** The Board of Directors on behalf of the Association hereby adopts the following policy and procedure in order to comply with the Colorado Common Interest Ownership Act, at Section 38-33.3-106.5, regarding patriotic and political expression, and to allow the display of political signs with the following guidelines:
1. Definitions.
    - A. Election – Any vote conducted by a governmental entity for the selection of offices, positions, initiatives, referendums or other issues by a ballot.
    - B. Political Sign – 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.
  2. Scope.
    - A. This Policy covers Political Signs only. Compliance with the rules contained in this Policy does not relieve any Owner or occupant from complying with other covenants, rules or regulations with

regard to any other type of sign, including but not limited to “for sale” or “for rent” signs.

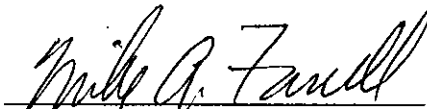
3. Time Frame, Location and Manner of Display.
  - A. Political Signs may be displayed no earlier than 45 days before the day of an Election and no later than 7 days after the day of the Election.
  - B. Political Signs must be displayed within the boundaries of the Unit or Lot and at least two (2) feet behind the sidewalk.
  - C. Political Signs cannot obstruct traffic or driveways, and may not be illuminated.
  - D. Other than as stated above, an Owner or occupant may not display Political Signs on any other part of the Community, including greenbelts, parks and other Common Element spaces.
4. Size and Number.
  - A. An Owner or occupant may display one Political Sign per political office or ballot issue that is contested in the Election. A Political Sign may be no larger than thirty-six (36) by forty-eight (48) inches in size.
5. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
6. Supplement to Law. The provisions of this Resolution 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 Properties.
7. Deviations. The Board may deviate from the policy and procedure set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
8. Amendment. This policy and procedure may be amended from time to time by the Board of Directors.

**PRESIDENT'S**

**CERTIFICATION:**

The undersigned, being the President of The Ridgewood Hills Master Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on July 28, 2008 and in witness thereof, the undersigned has subscribed his/her name.

**THE RIDGEWOOD HILLS MASTER  
ASSOCIATION,**  
a Colorado nonprofit corporation

By:   
Its: President