

**LOMA LINDA SUBDIVISION HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
Adoption Rule, Regulation or Standard
Approved Signs and Billboards**

SUBJECT: Adoption of a Rule, Regulation or Standard regarding allowed Signs in the Loma Linda Subdivision.

PURPOSES: Define Authorized Signage requiring and not requiring approval from the ACC.

AUTHORITY: The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.

**EFFECTIVE
DATE:**

December 10, 2019

RESOLUTION:

Governing Document Statement: Covenants Section 14: No signs, billboards or advertising structures of any kind shall be permitted within the subdivision, except upon application and written approval of the Architectural Control Committee. Political signs, as defined under Colorado law, are excluded from this restriction, but still subject to reasonable rules and regulations as may be adopted by the Board as to size, number and placement.

Rule, Regulation or Standard: The LLHOA ACC adopts the following Rule, Regulation or Standard for allowed Signage within the collection of dues and assessments:

1. FOR SALE - FOR LEASE SIGNS. One "For Sale" sign or one "For Lease" sign will be allowed on any lot during the time it is being publicly offered for sale or lease. This sign shall not exceed eight hundred (800) square inches in size. No "For Sale" sign or "For Lease" sign shall be illuminated. An Application for Improvement will not be required for a "For Sale" sign or a "For Lease" sign that is eight hundred square inches or less in size. An approved Application for a Variance will be required for any "For Sale" or "For Lease" sign exceeding eight hundred square inches. Signs must be kept in good condition with the property owner maintaining responsibility of any loose fliers. Signs shall be removed 7 days after closing date.

2. BUILDING CONTRACTORS SIGNS. One temporary building contractor's sign will be allowed on a lot during the

time an improvement is under construction on that lot. This sign shall not exceed nine (9) square feet and may not be illuminated. A building contractor's sign may only be erected after a Loma Linda Application for Improvement has been approved for construction on that lot. This sign must be removed when the improvement is completed. If the improvement is a building, this sign must be removed when a Certificate of Occupancy is issued for that structure. An Application for Improvement will not be required for a temporary building contractor's sign that is nine square feet or less in size. An approved Application for a Variance will be required for any temporary building contractor's sign exceeding nine square feet. An Archuleta Building Site Permit Board, as well as a blue county address sign, is allowed by county statutes and needs to be maintained by the construction company during the building process. This Permit Board will be limited to 567 inches. An application for Improvement will not be required for the permit board.

3. UTILITIES SAFETY WARNING SIGNS AND FLAGS.

Permanent safety warning signs and temporary flags marking the location of underground utilities will be allowed, so long as they are consistent with industry standards and similar in size and design with signs or flags used for the same purpose in the general community. An Application for Improvement will not be required for such safety warning signs or flags unless they exceed industry standards or the size of similar signs used in the general community.

4. CONSTRUCTION SAFETY SIGNS. Temporary utility or road construction/repair safety warning signs/tape will be allowed during the period of construction or repair so long as they are consistent with industry standards and similar in size and design with signs used for the same purpose in the general community. An Application for Improvement will not be required for such safety warning signs.

5. BURGLARY DETERRENT SIGNS. One burglary deterrent sign such as a "Neighborhood Watch" or "Ranch Watch" or alarm company sign will be allowed at each driveway access on each lot. Such sign will not exceed one hundred (100) square inches in size and may not be illuminated. An Application for Improvement will not be required for burglary deterrent signs unless they exceed one hundred square

inches.

6. NO TRESPASSING - NO HUNTING SIGNS. "No Hunting", "Private Property", "No Trespassing", etc., one sign will be allowed on an individual lot without an Application approved by the ACC. The size of these individual lot signs will be limited to 140 square inches. Such signs may also be erected on HOA common property, if authorized by the Board of Directors, with the concurrence of the ACC to determine appropriate size and content, to deal with situations that have an adverse effect on the Loma Linda Community. Any additional signs must be requested and approved by the ACC.

7. HOUSE NUMBER SIGNS. A residential identification sign displaying house numbers, as allowed for fire protection purposes, which is less than one hundred sixty (160) square inches in size, may be displayed without the requirement of obtaining an approved Application for Improvement. An approved Application for Improvement will be required for a residential house number identification sign larger than one hundred sixty (160) square inches. Recognizing that certain properties may already have house number signs exceeding the 160 square inch limitation, the ACC accepts those, but from this time forward others wanting larger house number signs must seek approval.

8. FAMILY - RANCH NAME SIGNS. An approved Application for Improvement will be required before erecting a "Family Name or Ranch Name". Recognizing that certain properties may already have family-ranch name signs the ACC accepts those, but from this time forward, others wanting a family-ranch name sign must seek approval.

9. POLITICAL SIGNS. In order to comply with C.R.S. 38-33.3-106.5 and the Archuleta County Land Use Regulation, an owner may display political signs as follows:

A. All political signs must be placed within the boundaries of the lot. Signs may be displayed 45 days prior to the election and must be removed no later than 7 days following the election.

B. Signs may not be greater than 6 square feet in area.

C. Only one sign per political office or contested ballot issue is permitted.

D. "Political signs" is defined as 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.

10. TEMPORARY SIGNS. Signs of a temporary nature, such as to provide announcement of, and direction to, a party, reception, yard sale, etc., are permitted without an Application to the ACC, if such signs are reasonable in number, not larger than real estate signs (per Item I of this Policy) and are removed no later than the day after the event.

The Policy may be amended from time to time by the ACC pursuant to the Policy for ACC Adopting of Rules, Regulations and Standards

HOA BOARD CERTIFICATION: The undersigned, being the President of Loma Linda Subdivision Homeowners Association certifies that the foregoing Rule, Regulation or Standard was adopted by the ACC at a duly called and held meeting of the ACC on DECEMBER 2, 2019 and in witness thereof, the undersigned has subscribed his/her name.

**Loma Linda Subdivision Homeowners Association, a
Colorado nonprofit corporation**

By: Bill Pinares President 12/9/19

ACC CERTIFICATION: The undersigned, being the Chairman of Loma Linda Subdivision Homeowners Association Architectural Control Committee certifies that the foregoing Rule, Regulation or Standard was adopted by the ACC at a duly called and held meeting of the ACC on December 2, 2019 and in witness thereof, the undersigned has subscribed his/her name.

**Loma Linda Subdivision Homeowners
Association Architectural Control Committee,**

By: Josephine Myatt
Chair