

**CONSENT OF DIRECTORS
OF
THE HIGH FOREST RANCH HOMEOWNERS ASSOCIATION**

High Forest Ranch Sign Rule

The Board of Directors of the High Forest Ranch Homeowners Association, a Colorado non-profit corporation (the "Association"), voted to approve **an amended** Sign Rule at August 15, 2017 Board of Directors meeting where a quorum was present. This rule amends the previous rule, executed January 19, 2016, by changing the allowed location of signs. The Board hereby adopts the following resolution:

WHEREAS, the Board of Directors of The High Forest Ranch Homeowners Association, is empowered to govern the affairs of the Association pursuant to Article 8, Section 8.9 of the Declaration of Covenants, Conditions, Restrictions and Easements for High Forest Ranch Community (hereafter referred to as "Covenants"), Article IV, Section 2(b) of the Bylaws, and Article III (d) of the Articles of Incorporation; and

WHEREAS, the Board of Directors is clarifying the use of model, open house, real estate signs or other signage throughout the community, and

WHEREAS, the Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with the sale of Real Estate listings and open houses within the Community, and further believes it to be in the best interest of the Association to adopt a rule limiting the activity and minimize any adverse aesthetic impacts to the Community while promoting high property values and the active marketing of homes and lots

IT IS FURTHER RESOLVED, that the High Forest Ranch Sign Rule set forth below be adopted as of the date hereby executed; and that this rule shall remain in effect until amended, replaced or hereby terminated by a majority vote of the Board of Directors. This Rule shall supersede all previous Rules or Policies on this topic.

Community Rule regarding Real Estate Listings, Open Houses/Model Homes and other signage

1. Signage regulations:

a. Only one builder and/or a "for sale" sign is to be displayed per property. The sign will be placed no closer than five (5) feet to roadway bordering the property and will not be positioned so as to create a visual obstruction to traffic nor will sign be placed in "sight visibility easements".

b. During the HFR community Open Houses, up to four Open House directional signs may be displayed to assist in finding the Open House property. Signs may be displayed from one hour prior to one hour after HFR community Open House period.

c. If an open house is held during a time other than the HFR community open house, which is every 2nd Sunday of the month from 1 p.m. – 4p.m, only one "open house" sign will be allowed during the time of the open house, will not be displayed permanently and must be placed no closer than five (5) feet to roadway bordering the property and will not be positioned so as to create a visual obstruction to traffic nor will sign be placed in "sight visibility easements" . Additionally, no directional signs will be placed in the HFR Community.

d. Signs will be no more than five feet total in height (sign frame or mounting post) and no more than twenty-four inches (24") by thirty-six inches (36") in dimension, and must be conservative in color. Conservative colors are considered generally to be earth tones and somewhat muted. Browns, creams and antique golds are good examples. Overly bright colors (white, red, blue, yellow, red or neon, etc) will not be permitted. The name of a color (Aspen Gold, etc) does not imply its quality as an earth tone. Examples are shown in photos below. Company logos are exempt from the color restrictions so long as they do not exceed 64 sq. inches or approximately 8"x8" .



e. In the interest of not hampering the marketing efforts of Owners, the ACC will not require the prior approval of signs before installation so long as they meet these basic requirements. The ACC reserves the right, however, to require the immediate removal of any sign that is deemed to be unprofessional or overly bright and not in harmony with the high standards of the Community at its sole discretion. After an initial notice is provided to the responsible Owner or listing agent to remove or modify a sign, the Association may remove or move the sign to where it is no longer visible from the street until the sign meets the Association's requirements.

f. Signs may contain a rider and a brochure box, but these must match the color scheme and basic dimensions of the sign (same width, etc.), but may be added over and above the basic sign dimensions. Some examples: If a builder puts his/her own sign up during construction he/she may add a rider containing the information of the real-estate agent on the sign.

A builder may use the rider for the property address. A builder may use the rider to show that the home is sold or available. Signs should be in an H frame or L frame (aka Hang Man) and installed perpendicular to the street.

g. Political Signs: Pursuant to Colorado Senate Bill 05-100, political signs must remain within the confines of the Owner's Property and will be positioned so as to not create a visual obstruction to traffic nor will signs be placed in "sight visibility easements". No more than one sign per political office or ballot issue may be installed for the pending election. Political signs may be installed no earlier than 45 days before an election and must be removed within 7 days after the election. No political signs may be larger than 36x48 inches. Political signs do not have to adhere to the same color guidelines as builder and realtor signage.

h. Trade Signs: Signs which include, but are not limited to landscaping, painting, remodeling, etc., may only be displayed while work is in progress and must be removed upon completion of the specific job performed by that individual trade. All trade signage must adhere to the same design guidelines as builder and realtor signage. All other signs, including address numbers and nameplate signs, will be approved by the ACC.

i. Other signage will only be allowed only with prior approval of the HOA Board of Directors.

j. The HOA is not responsible for any damage to signs caused by snow removal, mowing or other HOA activities.

Real Estate Flyer

2. Flyers for Lot and home sales will be located in a real estate box at the entrance to the Community on Hwy 83. The flyer will include general information obtained from the Multiple Listing Service (MLS) and/or provided by the individual Owner of an FSBO.

a. FSBO home and lot information will only be included in the flyer if provided to the Association's Management office by the FSBO owner at least one week prior to Community Open House day.

b. The Association's Management office will update the flyer monthly.

c. The HOA is not responsible for errors or omissions to the flyer.

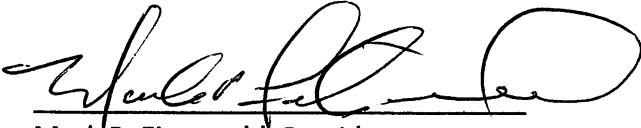
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EXECUTED this 19th day of September, 2017


Mark P. Fitzgerald, President

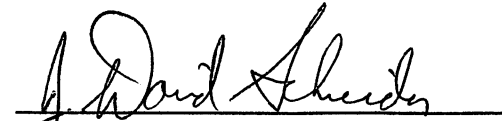

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