

DEER CREEK VILLAGES OWNERS ASSOCIATION, INC.
DESIGN GUIDELINES SECTION 9. SIGNS

Approved January 12, 2021

In lieu of specific written approval of a sign by the Design Review Committee (DRC), the DRC hereby approves the display of specific types of signs provided they meet the guidelines set forth in these rules.

Signs not complying with this policy are not permitted, and the Association may require the removal of such signs at the full expense of the Owner of the property where the sign is located.

These rules are applicable to all signs and banners within the property limits of a lot or in the windows of a residence.

This policy does not restrict the display of a religious item or symbol placed on the entry door or door frame of a residence, subject to the limitations set forth in C.R.S. § 38-33.3-106.5(c.5)(I)(A) through (E). A “religious item or symbol” means an item or symbol displayed because of a sincerely held religious belief.

With the exception of electronic pet fence signs, pet beware signs, security system signs, and no trespassing signs, all signs on a property with a completed residence shall be placed on the street side of the property so as not to block the vision from any neighbor’s driveway to the street. No signs other than one for-sale sign and political signs as designated herein are allowed on an unimproved lot. Such signs shall be placed no closer than 10 feet to adjacent properties.

Definitions of Terms and Approval Criteria

For Sale Sign—a sign used for the sole and express purpose of advertising the sale of a lot with or without a residential structure thereon and must contain words that clearly define how the property is being sold (e.g., “realty,” “for sale,” “for sale by owner,” “build to suit”)

For Rent Sign—a sign used for the sole and express purpose of advertising the rental availability of an existing residential structure and must contain words such as “For Rent,” “For Lease,” “To Let”

Approval Criteria:

1. A maximum of one sign may be displayed on each individual street side of a lot.
2. A sign must not be any larger than 24 inches tall by 36 inches wide. The top of the sign must not be any higher than 4 feet from the ground.
3. All signs must be removed from the property within fourteen (14) days from the sale or rental of the property.
4. If one of the lot boundaries is adjacent to the golf course or the Surface Creek Trail, an additional sign may be placed facing the course or trail.

Construction Sign—a sign located on a lot for the express purpose of advertising a home under construction; a renovation of an existing structure; the builder,

tradesperson, or firm doing the work; and/or the bank or financial institution funding the project. This shall include a sign for roofing, solar installation, landscaping, irrigation, painting, stucco, or fencing.

Approval Criteria:

1. A maximum of one sign may be displayed on each individual street side of the lot.
2. A sign may not be larger than 24 inches tall by 36 inches wide. The top of the sign must not be any higher than 4 feet from the ground.
3. The sign(s) must be removed from the property within fourteen (14) days of completion of work on the property.

Political Sign—a sign that carries a message intended to influence an 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.

Approval Criteria: A political sign is allowed provided it complies with the following provisions: Political signs can be displayed no earlier than forty-five days before the day of an election and removed no later than seven days after an election day. DCVOA permits only one political sign per political office and one per ballot issue for upcoming elections. Political signs should be no bigger than 36 inches by 48 inches.

Electronic Pet Fence Sign/Pet Beware Sign— a sign that gives notice of the existence of an electronic system or provides an alert for an aggressive pet

Approval Criteria: A maximum of one of each type of sign, no larger than 8 inches by 10 inches may be displayed on each individual street side of a lot. If one of the lot boundaries is adjacent to the golf course or the Surface Creek Trail, an additional sign may be placed facing the course or trail.

Security System Sign

Approval Criteria: One sign not exceeding 12 inches wide by 12 inches high is allowed for each residence entrance and/or at each fence gate.

Holiday Sign—a sign posted in celebration or recognition of a U. S. Federal or State of Colorado holiday, i.e., those designated by the U.S. Congress or the State of Colorado Congress, specifically excluding lights or lighted displays for secular observances such as Valentines Day or Halloween and/or for religious observances

Approval Criteria: For multiple signs, no combined total size larger than 3 square feet or if a single sign, a holiday sign may be a maximum of 18 inches tall by 24 inches wide. A holiday sign must be removed no later than one (1) week after the date of the holiday.

Personal Sign—a sign posted in celebration or recognition of a birthday, graduation, anniversary, or birth announcement

Approval Criteria: For multiple signs, no combined total size larger than 3 square feet or if a single sign, a personal sign may be a maximum of 18 inches

tall by 24 inches wide. A personal sign may be posted for a maximum duration of one (1) week.

Garage and Yard Sale Signs—a sign posted for purposes of advertising a garage/yard sale being conducted at the property

Approval Criteria: For multiple signs, no combined total size larger than 3 square feet and if a single sign, a garage/yard sale sign may a maximum of 18 inches tall by 24 inches wide. A garage/yard sign may be posted two days prior to the sale and shall be removed immediately at the conclusion of the sale.