

Draft Revised November 10, 2012

Homestead Rules-Exterior Objects

The Homestead Declaration states (section 4.8) that “Nothing shall be hung out or exposed on any part of the Common Elements visible to the general public.”

The purpose of these Rules is to define permitted exceptions to this section of the Declaration. Anything not specifically exempted in the Rules below will be considered a violation of the Declaration.

Plants and Planters-Homeowners are allowed to place flower pots and hanging flower baskets off their entry or their patio decks. Please note that **bird feeders of any type** are specifically prohibited due to the danger of attracting bears to the area.

Flags and Political Signs-In accordance with Colorado Senate Bill 100:

Homeowners are allowed to display **one flag, in good condition**, on their unit. The flag may be displayed only while homeowner is in residence and shall be limited in size to **a maximum of 4X6 feet**. No other flag or banner is permitted.

If in residence and only while in residence, Homeowners may display a maximum of one political sign, but no earlier than 45 days prior to an election. Such sign shall not be displayed on common property and shall be in good taste and limited in size **in accord with the policy of the Town of Snowmass Village**. Any such sign must be removed promptly the day following the election.

The Board reserves the right to direct the removal of any flag or sign not displayed in accordance with good taste or in good condition.

Retractable canvas awnings are permitted to be installed off of the rear patio decks. However, the specific awning configuration and color must be submitted for Board approval prior to installation. Once installed, awnings must be kept in a state of good repair and not allowed to become an eyesore.