

**RESOLUTION  
OF THE  
BATTLEMENT MESA SERVICE ASSOCIATION  
ADOPTING POLICIES AND PROCEDURES  
REGARDING SIGN GUIDELINES AND SPECIFICATIONS**

- SUBJECT:** Adoption of a policy and procedure regarding sign guidelines and specifications.
- PURPOSE:** To adopt a policy and procedure for the display of signs within the Battlement Mesa P.U.D.
- AUTHORITY:** The Declaration, Bylaws and Articles of the Association and Colorado law.
- EFFECTIVE:** January 17, 2006.
- RESOLUTION:** The Association hereby adopts the following policy and procedure regarding the display of signs within the Battlement Mesa P.U.D.:

Pursuant to Article IV of the Amended and Restated Declaration of Covenants, the Battlement Mesa Service Association has adopted the following regulations, classifications, guidelines and specifications that govern all signs erected within the P.U.D.. Commercial signs attached to buildings are not excluded from these regulations. The commercial property owner shall control the size, design and color selections for these signs. The design must then be submitted to the Architectural Review Committee for approval.

**REGULATIONS OF SIGNS**

The procedure for requesting permission to install a sign in Battlement Mesa is to submit a written application to the Battlement Mesa Service Association Architectural Committee (BMSA-AC) for their review and approval. No work on the sign installation is to begin before the approval is granted. The written application is to include all details of the sign location, the sign design, the materials of construction and the date that the project will begin and finish. The Architectural Committee will review the written request at the next scheduled meeting and act upon the request based upon the compliance with the specifications as outlined in this document. The Architectural Committee will take into consideration any objections to the sign design and installation that may be voiced. The submittal of an application does not guarantee approval by the Committee. If the request is denied, the applicant may appeal the decision to the Board of Directors of the Battlement Mesa Service Association. Federal, State and County signs are excluded from this application requirement. Also excluded from this requirement are real estate "For Sale" signs.

*Adopted January 17, 2006*

## CLASSIFICATION OF SIGNS

1. Legal signs placed by Federal, State and/or County Agencies. These signs shall include but not be limited to the following types of signs:
  - a. Speed Limit Signs
  - b. Advisory (curves, deer, rocks, slippery when wet, etc.)
  - c. Highway Route Numbers
  - d. Road and Street Names
  - e. Exits and Entrances
  - f. School, Hospital, Fire Department, etc.
  - g. Highway Maintenance Projects
  - h. Distance and Mileage Markers
2. Permanent Information and Direction Signs. These signs shall include but not be limited to the following types of signs:
  - a. Area Entrances
  - b. Village Entrances
  - c. Apartment Village Entrances
  - d. Community Directional Signs
  - e. Commercial Entrances
  - f. Commercial Directional Signs
  - g. Church, School, Library, Fire Station, Hospital, Recreational Center, Assisted Living, Etc.
  - h. Organizational Signs such as Kiwanis, Lions Club, V.F.W. etc.
  - i. Permanent Real Estate Signs (Planned six (6) month or longer duration)
  - j. Other Advisory Signs
3. Temporary Information and Direction Signs. These signs will not remain erected for more than six (6) months and must be maintained in a neat and attractive condition at all times. These signs shall include any sign that is mounted in the ground. Temporary signs or banners attached to any other Service Association property are not permitted.

## GUIDELINES AND SPECIFICATIONS FOR SIGNS

1. General guidelines for all permanent and temporary signs are:
  - a. The sign size must reflect the purpose of the sign.
  - b. The sign must be readable from a moving vehicle.
  - c. The area around the sign base must be suitably landscaped after erection.
  - d. Lighting may be used but it must not be obtrusive or annoying.
  - e. Signs may not be placed in any manner that will interfere with street corner sight lines or with any obvious view corridors.
  - f. No temporary sign may be larger than the small size sign described below.
  - g. Temporary signs may be painted and are not required to meet the minimum thickness requirement.

2. Guidelines and specifications for wooden signs:
  - a. Three sizes of wooden signs are considered - small, medium and large.
  - b. All wooden signs shall be constructed of treated fir, cedar or redwood.
  - c. All wooden signs shall show a depth or relief by the process of sand blasting that will leave a raised lettering.
  - d. Wooden sign coloring must conform to the following: background a dark brown, lettering white, and the end posts a yellow ochre.
  - e. Signs shall conform to the rules established and the roadside edge of the sign must be located at least six feet from the highway shoulder or street curb.
  - f. Small signs shall have a maximum height of 60 inches above ground level and a maximum width of 60 inches. The signs shall have a minimum thickness of 1.5 inches. The lettering height shall be a maximum 6 inches. The sign posts shall be double 4 inch by 4 inch wood buried to a minimum depth of 36 inches. The posts shall be buried in concrete with a minimum of 6 inches of concrete extending away from all (top and sides) surfaces.
  - g. Medium size signs shall have a maximum height of 72 inches above ground level and a maximum width of 144 inches. The sign shall have a minimum thickness of 3.5 inches. The lettering height shall be a maximum of 8 inches. The sign posts shall be double 6 inch by 6 inch wood buried to a minimum depth of 48 inches. The posts shall be buried in concrete with a minimum of 9 inches of concrete extending away from all post surfaces.
  - h. Large size signs shall have a maximum height of 72 inches above ground level and a maximum width of 240 inches (20 feet). The minimum sign thickness shall be 6 inches. The lettering shall have a maximum height of 12 inches. The sign posts shall be double 9 inch by 9 inch wooden posts buried a minimum of 48 inches in the ground. The posts shall be buried in concrete with a minimum of 12 inches of concrete surrounding all surfaces facing the concrete.
  - i. Logos may be included on the face of the signs providing that the logo does not become the major portion of the sign. A guideline to follow is that the logo may not occupy more area than one-quarter the area occupied by the sign lettering.
3. Guideline and specifications for random size field stone signs:
  - a. The dimensions are: maximum height 60 inches, minimum thickness 12 inches and the maximum width to height ratio is 5 to 1.
  - b. The design can be square but rounded or scalloped tops are preferred.
  - c. The foundation must be reinforced concrete to a depth of 36 inches below ground level and 3 inches maximum above ground level. The foundation width must be at least 9 inches wider and longer

- than the sign thickness and length. Steel reinforcing bars are to be set to tie the rock sign to the foundation.
- d. Random sized field stone or river washed stone with flat faces are to be mortared together with a maximum of a 1 inch wide mortar joint. 3/4 inch steel reinforcing bars are to be placed into the fill cavity at 16 inch intervals for structural support.
  - e. The lettering is to be either anodized aluminum or painted steel. The thickness can be from one half to three inches and the color can be golden yellow, cream or white. The letters can be a maximum of 12 inches for upper case and 8 inches for lower case. Lettering is to be set into drilled holes in the stone and held in place with epoxy cement.
4. Guidelines and specifications for one piece solid stone signs:
    - a. This type of sign will be treated on an individual basis.
  5. Signs for the various service organizations may be metal shields but they are all to be mounted on a sign board that consists of double 6 inch by 6 inch posts as described under medium sized signs. The cross pieces are to be 4 inch by 4 inch by 96 inches. The cross pieces are to be spaced 30 inches on center starting at the top of the sign.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Battlement Mesa Service 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 17 JANUARY 2006 and in witness thereof, the undersigned has subscribed his/her name.

**BATLEMENT MESA SERVICE  
ASSOCIATION,**  
a Colorado nonprofit corporation

By: Charles Hill  
\_\_\_\_\_, President