

DESIGN REGULATION RE SIGNS
TO BE ADDED TO GENERAL DESIGN REGULATIONS – LANDSCAPES

2.0 – PLACEMENT OF SIGNS AND SIMILAR FEATURES ON LOTS IN COBBLE CREEK

BACKGROUND – The Amended and Restated Declarations of Covenants and Restrictions of the Cobble Creek Golf Community filed May 28, 2015 assigns responsibility to the Cobble Creek Design Review Committee (3.6.13.i) to establish standards for signage and publish those in the Design Regulations for the Community.

A. Political Signs – Covered by Cobble Creek CC&R 3.6.13.ii and Colorado State Statute. Owners may install one political sign per political office or ballot issue that is contested in a pending election. The maximum dimension of each sign is limited to 36 inches by 48 inches or the maximum size allowed under city municipal code. The display of political signs is allowed 45 days prior to the day of an election and 7 days after an election.

B. For Sale and For Rent signs are permitted in the Cobble Creek Golf Community. One (1) sign may be placed on a lot containing a residence, or a vacant lot, provided they meet the following criteria:

1. The sign can be no larger than 24 inches by 36 inches and no more than 36 inches in height.
2. If placed on a lot with a residence, the sign must be placed in the front of the lot, adjacent to the driveway and at the back of the sidewalk fronting the lot.
3. If placed on a vacant lot the sign must be placed within 10 feet of the street
4. No signs are permitted at the side or back of any lot.
5. Signs must be removed within 10 days after completion of the sale or rental transaction.

C. Temporary Signage – signs of a temporary nature (in place for no more than 72 hours) can be placed in the community provided they are no larger than the signs specified in “B” above.

D. Signs deemed to be promoting the Cobble Creek Golf Community (e.g. “Future Home of”) are permitted. Approval for such signage as to size, content and location must be obtained in advance from the Cobble Creek DRC.

E. Informational Signs –Explicitly allowed in the CC Community on lots with residences are: signs denoting the presence of a security system; signs warning of a potential danger (e.g. dog) on the lot.

1. These signs can be no more that 121 square inches in size and extend no more than 36 inches above the ground.

2. These signs can only be placed in the front of a residence. Approval to place signs either on the side or back of a lot must be obtained from the DRC.

F. All other signs not specified above must be approved in advance of placement by the Cobble Creek DRC. Requests for approval must contain at a minimum: Content of sign; size of sign; location of sign; and, length of time sign will be in place.

3. Signs should be no more than 10’ from front of the home.

ADOPTED AND EFFECTIVE 10/11/2016