



RIVER VALLEY RANCH

RIVER VALLEY RANCH MASTER ASSOCIATION (RVRMA) POLICY AND PROCEDURE FOR POSTING OF POLITICAL SIGNS AT RIVER VALLEY RANCH

The River Valley Ranch Master Association (RVRMA) has a declaration of protective covenants, bylaws and rules and regulations. Article 9.9 of the Declaration (*Power to Adopt Master Rules and Regulations*) empowers the Board of Directors to adopt, amend, repeal and enforce such Master Rules and Regulations as the Executive Board may consider necessary, desirable, or appropriate with respect to the operation of the master Association. The Executive Board deems it necessary to adopt a policy governing the practice of posting political signs at River Valley Ranch. The procedure will be as follows:

POLITICAL SIGNS POSTING POLICY

1. Political Sign Posting (PSP) within the River Valley Ranch (RVR) Common Interest Community (CIC) must be consistent and compliant with Colorado State Statute, the Town of Carbondale's Municipal Code, and the RVR governing documents including the RVR Declaration of Conditions, Covenants and Restrictions (CC&R's) and Design Guidelines (DG's) as amended from time to time.
2. PSP may not occur any sooner than 45 days prior to any National, State or Local ballot question, election, primary, referendum, initiative or other public electoral date.
3. PSP must be removed no later than 7 days after any National, State or Local ballot question, election, primary, referendum, initiative or other public electoral date.
4. There may be only one sign per National, State or Local ballot question per property.
5. PSP's may only occur on private property within the RVR CIC. No PSP's are allowed in public rights-of-way, Town parks, sidewalks, bike-paths or other publically dedicated property. Additionally, PSP's may not occur within the Ranch House or on any RVR Common Areas, Open Space or the golf property.
6. PSP is subject to the Political Sign Design Criteria as stated in the DG's (as amended) and the Policies, Rules, Regulations and the CC& R's of the RVRMA (as amended), in addition to Town of Carbondale Ordinance and Colorado State Statute. If a PSP violates any of the above, the Owner will be noticed and be given 24 hours to cure from date and time of notice. If an Owner fails to cure within the 24 hour period from date and time of notice, the Owner will be fined \$75 per day for day the PSP is not remedied after the 24 hour cure period. The fine schedule is as permitted under Article 10 of the CC&R's.
7. Please reference Figure A below:



RIVER VALLEY RANCH



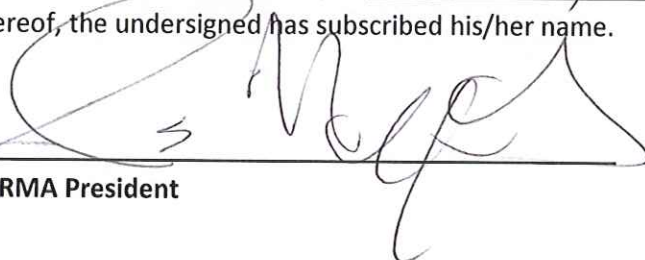
Figure A

The Executive Director may, on a case by case basis, allow for variances to the support structure or sign configuration subject to site constraints or existing conditions which necessitate a variance to the Policy and Design Guidelines Specifications. The variance request and approval must be in writing and notice of any variance must be provided to the Board.

This policy and procedure may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the RVRMA certifies that the foregoing resolution was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on this date 30th day of January, in the year 2013 and in witness thereof, the undersigned has subscribed his/her name.



RVRMA President

1/30/13

Date adopted