

GAME TRAIL ASSOCIATION, INC.
RULE AND REGULATION NO. 19-02
ALLOWABLE USE AND RESTRICTIONS FOR SIGNS

Rule and Regulation 15-01 is hereby suspended and superseded by this Rule and Regulation.

General Provisions: Lot entrance signs of a style and modest size in keeping with the natural character of the property are required. The address sign specifically recommended by the Chaffee County Fire Protection District (CCFPD) is recommended. These are reflective, green, metallic signs 18” long x 6” wide with white, reflective 3” letters. These signs are available at the CCFPD office or on line at www.interstate911.com. Address signs should be placed at the junction of the road and driveway. Otherwise no advertising signs, billboards or other unsightly objects shall be permitted on any tract except for reasonable “For Sale” signs” and the exceptions noted below.

- 1) Residential Identification Signs. In addition to the CCFPD address sign referenced above, one additional lot entrance sign is permitted as long as it is in keeping with the General Provisions identified above. One additional home identification sign is allowed on each lot. A sign is not allowed until the home is under construction. The materials used for the sign are required to be similar to those used on the exterior of the home. Architectural approval of all home identification signs other than the CCFPD address sign referenced above is required either in conjunction with the construction of a new home or by submittal of a separate ACC application to the Architectural Control Committee.

The home identification sign must be located on either side of the driveway entrance and must be on the property. Signs cannot be suspended over the drive. The total sign support structure height is not to exceed 7 feet above the existing natural grade and the total sign support structure width is not to exceed 7 feet. The sign graphics/placard face within the structure is not to exceed 36” x 36”. Separate foundations for sign supports are discouraged and solid 7’ x 7’ back boards for the sign graphics/placard face are prohibited. Internally or externally illuminated signs regardless of the light source are strictly prohibited.

PLEASE BE AWARE THAT CURRENT CHAFFEE COUNTY REGULATIONS STIPULATE THAT RESIDENTIAL IDENTIFICATION SIGNS SHALL NOT EXCEED TWO SQUARE FEET, UNLESS THE HOMEOWNER OBTAINS A VARIANCE FROM THE COUNTY. GAME TRAIL ASSOCIATION ASSUMES NO RESPONSIBILITY OR LIABILITY FOR APPROVAL OF A SIGN LARGER IN SIZE THAN THAT ALLOWED BY CHAFFEE COUNTY SHOULD THE COUNTY REQUIRE REMOVAL OF A SIGN THAT DOES NOT COMPLY WITH ITS REGULATIONS AND FOR WHICH THE OWNER DOES NOT HAVE A VARIANCE.

- 2) For Sale Signs. Any lot or home that is being sold may have only one reasonable (no larger than 24" x 30") "For Sale" sign located on the lot that is being sold. Directional signs or other informational signs related to the home or lot that is for sale shall not be allowed on other properties, including other vacant lots, homeowner's property, Game Trail common properties or easements.
- 3) Contractor Signs. No general contractor sign may be placed on any vacant lot unless a construction application has been approved for the specific lot.
- 4) Special Events. A temporary sign on a lot for a special event at a Game Trail home, such as a garage sale shall be allowed on that lot for a maximum of two days. Game Trail Association sponsored and approved special events may have temporary signs on Game Trail common property or easements and lots where the owners have given approval. Any directional signs used for these events must be completely removed within one day of the completion of the event.
- 5) Political Signs. In compliance with Colorado Statute, for a period of forty five days before the day of an election and seven days after an election, homeowners may display on their own property one political sign per political office or ballot issue in the pending election. The signs will be limited in size to a maximum of 36" x 48". It is the responsibility of the homeowner to remove all such signs within the time frame stipulated above.