

**RESOLUTION OF THE BOARD OF DIRECTORS OF
HERITAGE TODD CREEK METROPOLITAN DISTRICT
ADOPTING SIGN RULES**

WHEREAS, Heritage Todd Creek Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized pursuant to §§ 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 32-1-1001(n), C.R.S., the Board is authorized to have and exercise all rights and powers necessary or incidental to or implied from the specific powers granted to the District by Article 1, Title 32, C.R.S.; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S. the District has the power to adopt, amend and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of this state for carrying on the business, objects and affairs of the District and its Board of Directors (“**Board**”); and

WHEREAS, the Board desires to adopt these sign placement guidelines (“**Sign Rules**”) in order to provide for the preservation of the health, safety, and welfare of residents, property owners, and the public and in order to preserve and protect public property and facilities owned and/or operated by the District, and prohibit activities that interfere with the use and enjoyment of such property and facilities; and

WHEREAS, the District’s Board of Directors (“**Board**”) has determined that the Sign Rules defined herein serve as reasonable and content-neutral regulations that strike the best balance between the safety and security of the community and the right to free speech.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HERITAGE TODD CREEK METROPOLITAN DISTRICT AS FOLLOWS:

1. **Sign Rules:** The Board adopts the Sign Rules as follows:
 - a. Purpose. These Sign Rules help preserve the quality of District property, enhance community safety, and assure that signs do not become a nuisance or a dangerous distraction along roads, intersections, or common areas. The purpose of these Sign Rules is to adopt reasonable non-content-based regulations that are compatible with the District’s safety and community preservation goals.
 - b. Scope. These Sign Rules apply to District-owned and District-managed properties, and may include certain property that the District is authorized to regulate pursuant to the District’s Service Plan and/or State law (“**District Property**”). These Sign Rules do not supersede any sign rules enacted by the homeowners association(s) for Heritage Todd Creek, the City of Thornton, and/or Adams County.

c. Sign Categories.

- i. Non-commercial Signs. Temporary non-commercial signs, as identified in Section 1(d)(iii), are permitted on District Property so long as they comply with these rules.
- ii. Commercial Signs. Off-Premises Signs displaying commercial messaging are prohibited on District Property. Off-Premises Sign means a sign that displays any message directing attention to a business, product, good, service, profession, commodity, or other commercial message which is generally conducted, sold, manufactured, produced, offered, or occurs elsewhere than on the premises where the sign is located.

d. Sign Placement. Placement of all signs must comply with the following Sign Rules:

- i. Any sign which compromises public safety, is damaging or which has the potential to damage District Property is not permitted.
- ii. Signs may not be placed within fifty (50) feet of entrance gates, pedestrian crossings, areas where golf cart pathways intersect with a public street, sidewalk or trail, or any other District Property that is subject to regular pedestrian or vehicular traffic. Signs placed in violation of this rule shall be deemed a safety risk.
- iii. Only temporary signs advertising one-time events and occurrences are allowed on District Property. Signs of any kind are prohibited on streets, sidewalks, trails, public easements, and public right of ways.
- iv. Signs on District Property must be free-standing and may not be attached to trees, light poles, traffic signals and signs, utility boxes, fences or other fixed objects.
- v. Signs on District Property may not be lighted.
- vi. Signs on District Property shall be maintained in a state of good repair and free from deterioration while located on District Property.

e. Duration of Sign Placement.

- i. For signs advertising one-time events and occurrences, signs may be placed on District Property no more than seven (7) days before the event and must be removed within seven (7) days after the event.
- ii. For signs advertising non-commercial events as permitted by these Sign Rules, signs may be placed on District Property no more than seven (7)

days before the first day of the event and must be removed within seven (7) days after the event.

- f. Sign Sizing. Sizes of signs are limited to a maximum of two (2) feet by three (3) feet (2'x3').
 - g. Removal. The District may remove and dispose of any signs on District Property that violate these rules. Any person or group that violates these rules may be prohibited from placing signs on District Property in the future.
2. **Reservation of Right to Amend:** The Board reserves the right to further amend, revise, or revoke the Sign Rules at any time.
3. **Severability.** If any term or provision of this resolution or if any rule or regulation is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of the resolution or rules and regulations, as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

ADOPTED THIS 25th DAY OF MARCH, 2024

**HERITAGE TODD CREEK
METROPOLITAN DISTRICT**

Rod Stone
Rod Stone (Mar 28, 2024 19:17 MDT)

Rod Stone, President

Attest:


Johanna (Mar 28, 2024 14:19 MDT)

Secretary or Asst. Secretary










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Final Audit Report

2024-03-29

Created:	2024-03-28
By:	Catherine Bright (cbright@svwpc.com)
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