

Durango HOA – Bylaw Addendum

Effective Date: April 5, 2025

This document serves as an official addition to the governing bylaws of the Durango Homeowners Association (HOA) in Loveland, Colorado. The following articles are added to

Article VII: Property Appearance and Use Regulations and are to be treated as official governing rules.

Article VII, Section 15: Political Signage

Display Duration:

Political signs may be displayed no earlier than **100 days prior** to an election and must be removed within **5 days after** the election concludes.

Compliance:

All signage must comply with **City of Loveland municipal codes and guidelines** regarding political signage.

Quantity:

Each property is permitted to display a **maximum of ten (10) political signs**.

Maintenance:

Homeowners are responsible for the upkeep of their signage, ensuring signs remain in good condition, are securely fastened, and do not present a safety hazard to drivers or pedestrians.

Article VII, Section 23: Flag Presentation on Homes

Placement:

Flags may be displayed using either:

- **Freestanding flagpoles** – Installation of any new freestanding flagpole must be **submitted to and approved by the Architectural Review Committee** prior to installation.
- **Mounted flagpoles attached to homes** – These must be **securely mounted, properly maintained**, and visually appropriate.

Expression:

The Durango HOA respects the right to freedom of speech. Concerns or complaints regarding displayed flags may be submitted in writing to the HOA Board for review. **Hate speech or hateful symbolism will not be tolerated.**

Quantity:

A maximum of **three (2) flags per property** is permitted. Flags visible from the street are subject to review and oversight by the HOA and Architectural Review Committee.

Article VII, Section 24: Holiday Decorations**Removal Timeline:**

Holiday decorations must be taken down within **30 days after the associated holiday**.

Spring Clean-Up Compliance:

Decor left up beyond this time, especially past the **Spring Clean-Up home inspections**, may result in notices and/or fines issued by the HOA.

Christmas Exception:

Christmas lights may remain up from **October through February** as an exception to the standard timeline.

Lighting Considerations:

The use of excessive graphics or outdoor lighting displays is discouraged and may be subject to removal if it creates a nuisance or safety concern for others.

Approval and Adoption Date:

The above additions to Article VII were approved and adopted by the Durango HOA Board on **April 5, 2025**.

Signatures of Approval:

President: _____
Kat McManus

Secretary: _____
[Secretary Name]

Architectural Committee Representative: _____
[Architectural Team Member Name]