

**CEDAR CROSSING II MASTER HOMEOWNERS' ASSOCIATION  
RESOLUTION TO ADOPT RULES  
REGARDING FLAGS**

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WHEREAS, the Cedar Crossing II Master Homeowners' Association ("Association") is governed by provisions of the Association's Declaration ("Declaration");

WHEREAS, the Declaration provides that the direction and administration of the Property ("Property") and the affairs of the Association shall be vested in its Board of Directors ("Board"); and

WHEREAS, the Board believes that it is in the best interest of the Association to adopt Rules concerning the manner in which flags may be displayed outside of a Unit or in a manner visible from the outside of a Unit; and

NOW THEREFORE, in furtherance of the foregoing, the Board does hereby adopt the following Rules regarding flags:

**Flags**

1. Unit Owners (and non-owner occupants who have obtained the prior written permission of the Unit Owner) may install an American flag or a United States Military flag only as follows:
  - a) The flag must be no larger than 36 inches X 60 inches.
  - b) Flags may only be displayed/installed on:
    - i. the interior side of a Unit window.
    - ii. A portion of the property belonging to the Unit Owner, including a Lot.
2. Flags must be displayed in accordance with Chapter 1 of Title 4 of the United States Code.
3. A flag pole or mount may not be installed on a portion of the Common Areas. A flag pole or mount may be installed on that portion of the property that is under the exclusive use and control of an Owner.
4. Flags may not be displayed by hanging them over any balcony or terrace railing, if any.
5. Installation of a flag directly on any portion of the Common Areas requires the Unit Owner to submit detailed plans and specifications for attachment of the flag and such Unit Owner must obtain the Board's written approval prior to attaching anything to the Community Areas. The Board's approval may be conditioned on the Unit Owner agreeing to the Board's conditions concerning the method and manner of installation, ongoing maintenance and repair following removal. Unit Owners must submit requests on behalf of non-owner Unit Occupants and Unit Owners are responsible for ensuring that all non-owner Unit Occupants comply with the Board's conditions
6. Flags must be securely attached so that they do not become unintentionally detached.

7. Flags may only be displayed in a manner which is designed to prevent damage to persons or property.
8. Unit Owners electing to display a flag or Unit Owners who consent to allowing their tenants to display a flag are solely liable for any damage caused to persons or property as a result of installing, displaying or removing such flag or any mechanism or attachment device used in connection with installation, display or removal of such flag
9. Political flags/signs:
  - a) Political flags/signs may be no larger than 18” by 24” in size.
  - b) Political flags/signs may not be installed more than twenty-one (21) days before the scheduled election and must be removed the day immediately following the election.
  - c) Political flags/signs may not be installed on any Common Areas of the Association.
  - d) Violations of this provision shall be subject to a fine or removal of the sign(s) without notice.
10. Monthly recognition flags (for example, black history month, LGBT history month, etc.)
  - a) Recognition flags/signs may be no larger than 18” by 24” in size.
  - b) Recognition flags/signs may only be installed in the month that they are recognized.
  - c) Recognition flags/signs may not be installed on any Common Areas of the Association.
  - d) Violations of this provision shall be subject to a fine or removal of the sign(s) without notice.
11. All other flags or signs are strictly prohibited.

Adopted by the Board of Directors of Cedar Crossing II Master Homeowners’ Association at a Board meeting held on November 19th, 2022.

Motion made by Bruce Swenson and seconded by Nancy Massman.

Vote Taken:

For	<u>BS, NM, SP (AIF)</u>
Against	_____
Abstain	_____